RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

(4)

BOX 10-A

REGISTER'S USE ONLY:

BILL GARRETT, Davidson County
Trans:T20160042041 DEEDWARR
Recvd: 05/19/16 09:22 3 pgs
Fees:18.00 Taxes:1026.75
20160519-0050056

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $277,500.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 18th DAY OF May 2016.

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Hardison Land Title Company, Inc.
3312 Kedron Road
Spring Hill, TN 37174

SEND TAX BILLS TO:
SAME

NEW OWNER:
Josephine D. Barringer
2415 Valley Brook Road
Unit B
Nashville, TN 37215

GENERAL WARRANTY DEED

This indenture is made and entered into this 18th day of May, 2016 between SALLY SHYMKIW AND LISA RAMSAY COLE (hereinafter referred to as "GRANTOR") and JOSEPHINE D. BARRINGER, unmarried (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

LOCATED in Davidson County, Tennessee and being more particularly described as follows:

Unit 2055 of the Kingsbridge Condominiums, a horizontal property regime established pursuant to a Master Deed of record in Book 7105, Page 777 as amended in Book 7457, Page 15, in the Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto of record in Book 7105, Page 804, in said Register's Office for Davidson County, Tennessee, which instruments are incorporated herein by reference for a more complete description of said Unit.

TOGETHER with all of the undivided percentage interest in the Common Elements and all other rights, powers, privileges and interests pertaining to said Unit (as defined in the above-referenced Master Deed as amended).

BEING the same property conveyed to Dorothy M. Ramsay by instrument of record in Instrument No. 20001219-0124395, in the Register's Office for Davidson County, Tennessee. Dorothy M. Ramsay died on December 17, 2015 (Davidson County, Tennessee Probate File No. 16P-224) leaving Sally Shymkiw and Lisa Ramsay Cole as sole devisees, heirs and/or owners. See also Affidavits of Heirship in Instrument No. 20160519-0050053 and 20160519-0050054 filed concurrently herewith in the Register's Office for Davidson County, Tennessee. See also Special Power of Attorney of record in Instrument No. 20160519-0050055 filed concurrently herewith in the Register's Office for Davidson County, Tennessee.

TAX PARCEL # 117070J-2100CO
The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 2055 Lombardy Avenue, Nashville, TN 37215. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

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The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

SALLY SHYMKIW
BY: JONATHAN COLE,
ATTORNEY IN FACT

LISA RAMSAY COLE
BY: JONATHAN COLE,
ATTORNEY IN FACT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JONATHAN COLE, as attorney-in-fact for SALLY SHYMKIW AND LISA RAMSAY COLE, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed as attorney-in-fact for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 17 day of May, 2016.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

CAROLYN ZABOROWSKI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-25-2017