File Box 245

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160042829 DEEDWARR
Recvd: 05/23/16 09:04 2 pgs
Fees:13.00 Taxes:497.65

20160523-0051071

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dano Ramovich Emil Ramovich	Dano Ramovich	10709006300
(NAME)	(NAME)	
222 Fesslers Lane	222 Fesslers Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Penny S. Capron, a widow,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dano Ramovich and Emil Ramovich, as tenants in common with rights of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 15 on the plan of Patricia Heights, Section I, of record in Book 2331, pages 130 and 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dennis Capron and wife, Penny S. Capron by deed from Dorothy Louise Bugg Harris, unmarried, dated 2/15/07, of record in Instrument No. 20070220-0020161, Register's Office for Davidson County, Tennessee. Dennis Capron died on 6/15/14 vesting property in Penny S. Capron as surviving spouse.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record; restrictive covenants in Book 2542, page 519, amended in Book 6045, page 421, and Book 6067, page 762 and Book 6887, page 605, said Register's Office. Rights and claims of parties in possession and any and all leases not of record. This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 1114 Harold Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 17 day of May, 2016.

Penny S. Capron

State of Vermont
County of Windsor

Personally appeared before me Penny S. Capron, with whom I am personally ac uainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17 day of May, 2016.

Notary Public
My Commission Expires: ~~October 12, 2019~~ 2/10/19

File No.: 2016-044

NOTARY PUBLIC
STATE OF VERMONT