WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061179 DEEDWARR
Recvd: 07/18/16 09:14 3 pgs
Fees:18.00 Taxes:1406.00
20160718-0073259

O-RT-16-102-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Alma Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JULY, 2016.

C. Loy Garney
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

C. LOY GARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alma Hall	New Owner	
(NAME)	(NAME)	
102 Park Glen		**131-08-0D-102.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204-4146		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Samuel C. Ramer, a married man, Elaine G. Ramer, an unmarried woman and Barbara B. Ramer, an unmarried woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alma Hall, an unmarried woman,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit on th102 on the Plan of Park Glen Condominiums of record in Plat Book 6250, Page 188, also being shown as Exhibits "C" and "D" to the Master Deed of record in Book 6578, page 379, as amended in Book 9473, page 900 and Instrument No. 20020314-0032069, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Claude O. Ramer, II and Samuel C. Ramer, as tenants in common by Warranty deed from Melanie S. Francis Lambrou, married of record in Instrument No. 20100908-0071543 Register's Office for Davidson County, Tennessee, dated August 30, 2010 and recorded on September 8, 2010. The said Claude O. Ramer, II having since died on August 26, 2013 as evidenced in Case No. P-13-741512 in the Chancery Court for Knox County, Tennessee.

Also, see Conveyance of Life Estate in Real Property, to Barbara B. Ramer, of record in Instrument No. 20131218-0127963, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Elaine G. Ramer by Executrix' Quitclaim deed from Elaine G. Ramer, as Executrix of the Decedent's Estate of record in Instrument No. 20150618-0058490 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on June 18, 2015.

The said Samuel C. Ramer does hereby certify that said property has never been a principal marital residence.

The said Barbara B. Ramer joins in this instrument for the purpose of conveying her life estate interest.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein.
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 188, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Park Glenof record in Book 6578, Page 379, as amended in Book 9473, page 900 and Instrument No. 20020314-0032069, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **102 Park Glen, Nashville, Tennessee 37204-4146**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this the 15 day of July, 2016.

Samuel C. Ramer by John Gleaves, Attorney-in-Fact

Elaine G Ramer by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SAMUEL C. RAMER, and who acknowledged he executed the same as the free act and deed of the said SAMUEL C. RAMER.

Witness my hand and official seal, this the 15th of July, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELAINE G RAMER, and who acknowledged he executed the same as the free act and deed of the said ELAINE G RAMER.

Witness my hand and official seal, this the 15th of July, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Barbara B. Ramer

Barbara B. Ramer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA B. RAMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of JULY, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212