STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF August, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-5534D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20160069167 DEEDWARR
Recvd: 08/10/16 09:44 2 pgs
Fees:13.00 Taxes:142.08
20160810-0083087

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| David Rafael Ramos, Jr. and Jennifer Gail Ramos, husband and wife (NAME) | new owner (NAME) | 43-10A-8 |
| ~~555 Dupont Avenue #A10~~ 173 Vintage Circle (STREET ADDRESS) | (STREET ADDRESS) | |
| ~~Madison, TN 37115~~ Hendersonville, TN 37075 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Nelda Rapp ( a 50% percent undivided interest) and George E. Webster, Jr, and Nelda Rapp, Heirs of The Estate of George E. Webster (each with a 25% undivided interest)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Rafael Ramos, Jr. and Jennifer Gail Ramos, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. A-10 (206) on the plan of MADISON PARK CONDOS, as shown by plat of record in Plat Book 5200, Page 179-182, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to George E. Webster, an unmarried man and Nelda Rapp from G&G Inc., a Tennessee Corp., by Deed dated June 14, 1996, in Book 10106, Page 511, in the Register's Office for Davidson County, Tennessee. The said George E. Webster having since died intestate leaving his 50% interest in the subject property vested in Nelda Rapp and George E. Webster, Jr. as his only heirs at law. See also Affidavit of Heirship of record in Instrument No. 20160810-0083086 said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 5462, page 614, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 179-182, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 555 Dupont Avenue #A-10, Madison, TN 37115.

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. Whenever 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 hand(s) this 5th day of August, 2016.

Nelda Rapp _____ August 05, 2016
Nelda Rapp Date

THE ESTATE OF GEORGE E. WEBSTER

By: _____ August 05, 2016
George E. Webster, Jr., Heir Date

THE ESTATE OF GEORGE E. WEBSTER

By: _____ August 05, 2016
Nelda Rapp., Heir Date

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STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 5th day of August, 2016.

My Commission Expires: 8/11/2018

_____
Notary Public

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named George E. Webster, Jr. and Nelda Rapp, Heirs for The Estate of George E. Webster, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Heirs of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of August, 2016.

My Commission Expires: 8/11/2018

_____
Notary Public

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**