WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160071347 DEEDWARR
Recvd: 08/17/16 09:01 2 pgs
Fees:13.00 Taxes:895.40
20160817-0085617

P-KW-16-1021-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 08-20-2019

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)
Claudia K Ramey and Charles H Turner	**Fifth Third Mortgage Co**	
(NAME)	(NAME)	**142-09-0D-104.00-CO**
1021 General George Patton Rd	**5001 Kingsley Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Cincinnati, OH 45227**	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA SPANGLER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLAUDIA K RAMEY AND HUSBAND, CHARLES H TURNER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 1021, together with the Carport designated No. 1021-C, in a Horizontal Property Regime as shown on the condominium site plan of River Plantation, Section Six, Phase One, of record in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lisa Spangler, unmarried by Warranty deed from Taft L. Davis Co-Trustee and Jean Cope Davis Co-Trustee of The Taft L. Davis and Jean Cope Davis Revocable Living Trust of record in Instrument No. 20040206-0014863 Register's Office for Davidson County, Tennessee, dated January 29, 2004 and recorded on February 06, 2004.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5200, Pages 359-360, as corrected in Book 5807, Page 669;
- All matters shown on Plan of record in Book 5200, Page 347;
- Master Deed of record in Book 5794, Page 526, amended in Instrument No. 20050504-0050172, Book 5794, Page 539, and Instrument Nos. 20060512-0056329 and 20080423-0041324;
- Notice of Restrictive Covenants Violation of record in Instrument No. 20120612-0051165;
- By-Laws of record in Book 5794, Page 539, as amended in Instrument No. 20100415-0028541;
- Charter of record in Instrument No. 20050415-0042393;
- Rules & Regulations of record in Book 5794, Page 563;
- Easement for Harpeth Valley Utility District of record in Book 3770, Page 6;
- Sanitary Sewer Easement of record in Book 4675, Page 127;
- Easement in favor of United States of America for Tennessee Valley Authority Transmission Lines or Towers of record in Book 2274, Page 547;
- Grant of Easement of record in Instrument No. 20121114-0104723, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1021 General George Patton Rd , Nashville, Tennessee 37221**.

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 my/our hand(s) this the 12th DAY OF AUGUST, 2016.

Lisa Spangler by JoAnne Moore, 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, JOANNE MOORE, 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 LISA SPANGLER, and who acknowledged he/she/they executed the same as the free act and deed of the said LISA SPANGLER.

Witness my hand and official seal, this the 12th of August, 2016.

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



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