WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/16 10:09 4 pgs
Fees:23.00 Taxes:732.60
20160817-0085741

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 9-10-18

(AFFIX SEAL)

SUSAN L HENRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Chadwick A. Raphael and Mary Ruth Raphael	New Owner	131 05 0B 102.00
(NAME) 1718 Overcheck Lane	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Eight Thousand And No/100 Dollars ($198,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Abby L. Cameron a/k/a Abby L. Cameron Ruddle and Catherine Lee Cameron**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chadwick A. Raphael and Mary Ruth Raphael, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 102 of Four Seasons Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominiums as shown on Exhibit "D" to the Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed Abby L. Cameron, a single woman by Warranty Deed from Donald C. Decker II and wife, Barbara Decker dated May 27, 2010 and recorded May 28, 2010 as Instrument No. 20100528-0041415, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Abby L. Cameron and Catherine Lee Cameron, as Joint Tenants with right of survivorship by Quitclaim Deed from John T. Cook, Trustee dated May 27, 2010 and

recorded June 4, 2010 as Instrument No. 20100604-0043257, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) restrictions of record; (b) easements of record; (c) visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 102 Summit Ridge Court, Nashville, TN 37215

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, has 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 our hands this .

Abby L. Cameron a/k/a Abby L. Cameron Ruddle HMS

Catherine Lee Cameron

Steven Andrew Ruddle

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Abby L. Cameron a/k/a Abby L. Cameron Ruddle and Catherine Lee Cameronthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 4-10-19

(SEAL)

File Number: GRN-164237SSO

STATE OF TENNESSEE

COUNTY OF Williamson

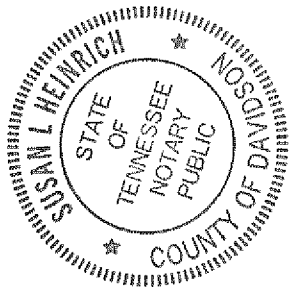
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Steven Andrew Ruddle, within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

(SEAL) 9-10-18



File Number: GRN-164237SSO

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J Stewart, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J Stewart

