BILL GARRETT, Davidson County
Trans:T20170001197 DEEDWARR
Recvd: 01/05/17 13:01 2 pgs
Fees:13.00 Taxes:1202.50

20170105-0001392

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of January, 2017.

Notary Public
My commission expires: 3/7/17

JULIE E. DYESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

02-1610-50068

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Paolo Tramontano		104-01-0-352.00
397 McAdoo Ave.	New Owner	
Nashville TN 37205		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan J. Ramos-Hunter**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Paolo Tramontano, Married**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot Nos. 42 and 43, on the Plan of West End Park Terrace, of record in Book 547, Page 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan J. Ramos-Hunter by deed from Alexander C. Waddey, married, dated October 30, 2012, recorded November 2, 2012, of record in Instrument No. 20121102-0101326, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 410 Saint Francis Ave., Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 14th day of Dec, 2016.

Susan J. Ramos-Hunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Susan J. Ramos-Hunter** ~~and~~ CR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 14th day of Dec, 2016.

State of Tennessee at Large

My Commission expires:

EVELYN WATKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-05-2019