WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/8/21
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 2/8/2021

Y-VRES-17-1237

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)
Dano Ramovich and Emil Ramovich	**Same as New Owner**	
(NAME)	(NAME)	**145-10-0-071.00**
222 Fesslers Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **JAMES K. SHERIDAN AND KIMBERLEY C. SHERIDAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANO RAMOVICH AND EMIL RAMOVICH, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Brigid Ann Heights, Section II of record in Plat Book 4660, Page 149, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 193.56 feet on the Southerly side of Mary Helen Drive and runs back 423.86 feet on the West line and 373.12 feet on the East line to a line in the rear which measures 133.77 feet.

Being the same property conveyed to James K. Sheridan and wife, Kimberly C. Sheridan by Executor's Quitclaim deed from Estate of Bradford K. Sheridan, deceased of record in Instrument No. 20080220-0016765 Register's Office for Davidson County, Tennessee, dated February 16, 2008 and recorded on February 20, 2008.

The said Kimberly C. Sheridan is one and the same as Kimberley C. Sheridan.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- All matters shown on the Plan of record in Plat Book 4660, Page 149, Register's Office for Davidson County, Tennessee.
- Easement for roadway, etc. contained in Deed of record in Book 1334, Page 445, in the Register's Office for Davidson County, Tennessee.
- Easement for Granny White Road lying within boundaried of premises and easement for roadways of record in Book 723, Page 610, in the Register's Office for Davidson County, Tennessee.
- Deed from Dr. Ewell Neil and wife, C. Vann Norred, Jr. of record in Book 1976, Page 559, in the Register's Office for Davidson County, Tennessee, contains the following provisions: Said tract of land is subject to a perpetual 20 foot right of way from the Granny White Road to the east side of the Henderson Tract of land, the southern boundary line of the right of way being the south boundary line of said tract.
- Driveway easement of record in Plat Book 5210, Page 8, in the Register's Office for Davidson County, Tennessee.
- Rights of others to the use of the joint driveway and private roadway as set out in deed of record in Book 4313, Page 793, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **1237 Mary Helen Drive, Nashville, Tennessee 37220**.

BILL GARRETT, Davidson County
Trans:T20170031882 DEEDWARR
Recvd: 04/17/17 13:51 2 pgs
Fees:13.00 Taxes:814.00
20170417-0036998

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 11th DAY OF APRIL, 2017.

James K. Sheridan

Kimberley C. Sheridan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of April, 2017.

Notary Public
My Commission Expires: 3/8/21
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of April, 2017.

Notary Public
My Commission Expires: 3/8/21
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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