PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 3019 DEEDWARR
09/21/2017 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,581.75
20170921-0096951

W & I Ref: (DM) Title No.: 59209
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bradley Robert Ramsey 614 Timber Lane Nashville, TN 37215	Access National Mortgage 1800 Robert Fulton Dr, Ste 350 Reston, VA 20191

TAX MAP PARCEL NUMBERS: 117020C00800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$427,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna Glassford, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley Robert Ramsey, unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 8, together with carport designated 8A of Regency Park, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Donna Glassford, an unmarried woman by Warranty Deed from Susan Hargis Hash and Philip D. Hargis, dated April 22, 2011 and recorded on April 27, 2011 of record in Instrument No. 20110427-0032167, Register's Office for Davidson County, Tennessee.

James N. Sullivan, spouse of Donna Glassford, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, pages 111 and 112, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 3815, page 778, Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, Book 11288, page 513, Instrument No. 20031029-0159210, Instrument No. 20050531-0060994, Instrument No. 20110525-0040197, Instrument No. 20160630-0066809, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 614 Timber Lane, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of September, 2017.

Donna Glassford

Donna Glassford

James N. Sullivan

James N. Sullivan

State of Tennessee

County of Davidson

On this 21st day of September, 2017, before me the undersigned authority, personally appeared Donna Glassford and James N. Sullivan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $427,500.00.

Affiant

Sworn and subscribed before me this 21st day of September, 2017.

Notary

My Commission Expires: January 5, 2020

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY