WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00

Rebecca Ellen Kramer
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF OCTOBER 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 02/10/2021

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY S. NIXON PRESSLEY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-4004B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Rebecca Ellen Kramer	Dovenmuehle Mortgage Inc	149-15-0B-024.00-CO
1515 Bridgecrest Dr Unit 102	1 Corporate Drive, Suite 360	
Antioch, TN 37013	Lake Zurich, IL 60047	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LAURA FOOTE, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

REBECCA ELLEN KRAMER, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 102 on the Plan of Final Plat Cambridge Forest Townhomes of record in Plat at Instrument No. 20040224-0020966, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Martha I. Martinez, unmarried and Zabadin Martinez and wife, Martha N. Martinez, as joint tenants with right of survivorship by Warranty Deed from The Craig Company, a Tennessee Corporation, of record in Instrument No. 20060425-0047396, Register's Office for Davidson County, Tennessee, dated April 13, 2006 and recorded on April 25, 2006.

Being the same property conveyed to Martha I. Martinez, unmarried by Quitclaim deed from Zabadin Martinez and wife, Martha N. Martinez of record in Instrument No. 20140616-0052061 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 16, 2014.

Being the same property conveyed to Laura Foote by Warranty deed from Martha I. Martinez, unmarried of record in Instrument No. 20160726-0076855 Register's Office for Davidson County, Tennessee, dated July 19, 2016 and recorded on July 26, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1515 Bridgecrest Dr Unit 102, Antioch, TN 37013

Bill Garrett Davidson County
Batch# 19080 DEEDWARR
10/27/2017 03:22:05 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20171027-0110581

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 19th ~~day~~ of October 2017.

Laura Foote

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally, appeared before me, a Notary Public of said County and State, LAURA FOOTE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of October 2017.

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 17-4004B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027