Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 71983 DEEDWARR
03/22/2018 09:00:28 AM 2 pgs
Fees: $13.00 Taxes: $754.80

20180322-0026967

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

KGR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 541 N. Mt. juliet Rd, Ste 2202, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daniel W. Ramer and Colleen O. Ramer	New Owner	141 06 0D 188.00
(NAME)	(NAME)	
3203 Harpeth Springs Drive	9501 Butler Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Four Thousand And No/100 Dollars ($204,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rebecca Hassell, unmarried now known as Rebecca Newsom, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel W. Ramer and Colleen O. Ramer, husband and wife**, hereinafter called the Grantees, 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 Unit No. 188, as shown on the map entitled Riverbridge Community, of record as Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rebecca Hassell, an unmarried woman by Warranty Deed from Keely S. McFarland, Unmarried, dated May 30, 2007 and recorded June 08, 2007, in Instrument No. 200706080068760, in said Register's Office for Davidson County, Tennessee.

The said Rebecca Hassell, having since married, now known as Rebecca Newsom.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all 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) all applicable government and zoning regulations.

File Number: JAK-181376SSO

unimproved ☐
This is improved ☒ property, known as 3203 Harpeth Springs Drive, Nashville, TN 37221

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 16 day of March, 2018

Rebecca Hassell now known as Rebecca Newsom

Rebecca Hassell now known as Rebecca Newsom

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Rebecca Hassell now known as Rebecca Newsom, ~~an unmarried~~ named woman, the 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. * & Patrick Newsom

Witness my hand and official seal, this the 19th of March, 2018.

Notary Public

My Commission Expires: March 20, 2018

(SEAL)

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
March 20, 2018

File Number: JAK-181376SSO