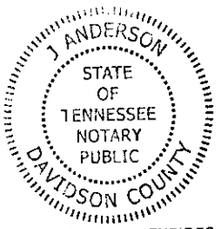
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315277



MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 79927 **DEEDWARR**
04/12/2018 08:52:16 AM 2 pgs
Fees: $13.00 Taxes: $758.50



20180412-0034321

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $205,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of April, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel W. Ramer 9501 Butler Drive Brentwood, TN 37027	New Owner	Tax Parcel ID No. 141060D13100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sheena C. Dixon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel W. Ramer and Colleen O. Ramer, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 131, on the Plan of Riverbridge Community, A Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sheena C. Dixon, an unmarried woman by Warranty Deed from Jaclynn Wyatt, now Beebe, married, recorded on the 15th day of April, 2013 in Instrument No. 20130415-0036938, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, as recorded in Instrument No. 20030213-0019999.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument Nos. 20030205-0016044 and 20030608-0027396.

Right of Way Dedication recorded at Instrument No. 20081208-0118318.

Terms and provisions of by-Laws recorded at Instrument No. 20030218-0020999. Charter of Homeowners Association recorded at Instrument No. 20030218-0020998.

Easement for Utilities, recorded in Book 7601, Page 415.

Easement to Comcast recorded at Instrument No. 20121114-0104692.

Storm Water Detention Agreement recorded at Instrument No. 20021217-0155374.

Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument recorded in Book 1298, Page 244, Register's Office for Davidson County, Tennessee.

This is improved property located at 3243 Harpeth Springs Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2018.

Sheena C. Dixon

STATE OF TENNESSEE)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sheena C. Dixon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2018.

Notary Public
My Commission Expires: 7/20/21

SHELDON PICKETT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires July 20, 2021