WARRANTY DEED

Bill Garrett Davidson County
Batch# 92980 DEEDWARR
05/16/2018 09:58:31 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180516-0046614

M-JB-18-2800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Stephen Papuchis and Carol Papuchis Christina Ramenofsky and Robert Ramenofsky	**Carol Papuchis**	
(NAME) **2800 Renee Drive**	(NAME) **209 Rolling Mill Road**	**084-07-0-047.00**
(ADDRESS) **Nashville, TN 37214-1720**	(ADDRESS) **Old Hickory, TN 37138**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SENIOR CITIZENS, INC. D/B/A FIFTY FORWARD, CONSERVATOR FOR MARY ANN PAPUCHIS,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STEPHEN PAPUCHIS AND CAROL PAPUCHIS, HUSBAND AND WIFE, AND CHRISTINA RAMENOFSKY AND ROBERT RAMENOFSKY, WIFE AND HUSBAND, AS TENANTS IN COMMON,** hereinafter called the Grantees, 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. 33 on the Plan of Sunny Acres, Section II of record in Plat Book 2663, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Windemere Drive, the common front corners of Lots Nos. 32 and 33; thence with the line between said lots, Southerly 211.5 feet to a concrete monument at the common rear corners of Lots Nos. 32, 33 and 34; thence with the line between Lots Nos. 33 and 34, South Westerly, 183.3 feet to a point in the Northeasterly margin of Renee Drive, the common front corners of Lots Nos. 33 and 34; thence with the margin of Renee Drive and the curve of same Northwesterly 220.0 feet to a concrete monument; thence continuing with said margin of said Drive, Northerly 121.1 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve Northeasterly 39.27 feet to a concrete monument in the Southerly margin of Windemere Drive; thence with said margin of said Drive Easterly 186.5 feet to the point of the beginning.

Being the same property conveyed to Anthony Papuchis and wife, Mary Ann Papuchis by Warranty deed from Ewing O. Harper, Jr and wife, Lillian G. Harper of record in Book 2925, page 139, Register's Office for Davidson County, Tennessee, dated June 15, 1959 and recorded on July 15, 1959.

The said Anthony Papuchis having since died on June 8, 2014.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 2663, Page 39, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2736, Page 124, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 4520, Page 827, 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 **Improved** property known as: **2800 Renee Drive, Nashville, Tennessee 37214-1720**.

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 our hands this the 11th DAY OF MAY, 2018.

Senior Citizens, Inc. d/b/a Fifty Forward, Conservator for Mary Ann Papuchis

BY: Jacqueline Kutcher, Agent for Conservator FiftyForward
Jacqueline Kutcher
Care Team Care Manager

BY: Kristen Maloney, Agent for Conservator Fiftyforward
Kristen Maloney
Care Team Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JACQUELINE KUTCHER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CARE TEAM CARE MANAGER of Senior Citizens, Inc. d/b/a Fifty Forward, Conservator for Mary Ann Papuchis, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CARE TEAM CARE MANAGER.

Witness my hand and official seal, at office, this 11th day of May, 2018.

Notary Public

My Commission Expires: 1-3-22

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared KRISTEN MALONEY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CARE TEAM DIRECTOR of Senior Citizens, Inc. d/b/a Fifty Forward, Conservator for Mary Ann Papuchis, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CARE TEAM CARE MANAGER.

Witness my hand and official seal, at office, this 11th day of May, 2018.

Notary Public

My Commission Expires: 1-3-22

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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