RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW180569

Bill Garrett Davidson County
Batch# 98175 DEEDWARR
05/30/2018 11:19:59 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20180530-0051408

WARRANTY DEED

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2018.

NOTARY PUBLIC

My commission expires: 8-22-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew W. Krause 2134 Fairfax Avenue, Unit C-6 Nashville, TN 37212	New Owner	104 11 0A 038.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LEDA RAMOZ, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW W. KRAUSE, UNMARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. C-6 of The Villager West Condominium Apartments, A Condominium Development of record in Plat Book 5210, Page 174, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotted, under the Master Deed establishing Villager West Condominium of record in Book 5452, Page 419 in the Register's Office for Davidson County, Tennessee to which plat and master deed reference are hereby made for a more complete description of said property; and subject to the provisions and requirements thereof, and the By-laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the Regime and buildings thereof together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being that same property conveyed to Leda Ramoz, unmarried by deed from Michelle Sheridon, married, dated 06/27/2008 and recorded at Instrument No. 20080627-0066765, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of May, 2018.

LEDA RAMOZ

STATE OF New York
COUNTY OF Albany

Personally appeared before me, a Notary Public, Leda Ramoz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of May, 2018.

Michelle L. Edwards
Notary Public

Michelle L. Edwards
Printed Notary Name

My commission expires: 4-22-21

MICHELLE L. EDWARDS
Notary Public, State of New York
Registration # 01ED6280254
Qualified in Saratoga County
Commission Expires April 22, 2021