# Warranty Deed

Bill Garrett Davidson County
Batch# 100997 DEEDWARR
06/06/2018 11:13:30 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180606-0054215

KEVIN N. LOWRY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Cheryl Mota
Affiant

Subscribed and sworn to before me, this the 31st day of May, 2018.

Notary Public

My commission expires: 5-15-2021

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Jonathan M. Vick<br>Susan Moreland Vick | Franklin Synergy B ank | |
| 114 36th Avenue North | 722 Columbia Avenue | 104-01-0F-042.00-CO |
| Nashville, TN 37209 | Franklin, TN 37064 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIMBERLY J. RAMSEY NKA KIMBERLY J. RUCKER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN M. VICK, SINGLE MAN, AND SUSAN MORELAND VICK, MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 42 of West End Station Condominiums, a Condominium Development established under Master Deed of record in Instrument No. 20070712-0083315, and amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No.20090825-0080074, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kimberly J. Ramsey, married by Warranty deed from West End Station, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20100107-0001470 Register's Office for Davidson County, Tennessee, dated December 30, 2009 and recorded on January 07, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 114 36th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2018.

**Kimberly J. Ramsey NKA Kimberly J. Rucker**

STATE OF FLORIDA
COUNTY OF DUVAL

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberly J. Ramsey NKA Kimberly J. Rucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of May, 2018.

Notary Public Eleanor Maria Williams

My Commission Expires: 7/18/2021

ELEANOR MARIA WILLIAMS
Notary Public - State of Florida
Commission # GG 86456
My Comm. Expires Jul 18, 2021
Bonded through National Notary Assn.