Bill Garrett Davidson County
Batch# 135678 DEEDWARR
08/31/2018 02:25:29 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20180831-0086768

WARRANTY DEED

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2018.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Isabel M. Ramos		Map 162-09-0-B Parcel 062-00co
5600 Country Dr. #149	NEW OWNER	
Nashville, Tennessee 37211		

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, WE,

Kathy von Broembsen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Isabel Ramos, an unmarried woman

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 Townhouse No. 149, including the Garage therewith in a horizontal property regime as shown on the The 4th Revised Site Plan of Phase 3, Hickory Valley Condominiums, as of record in Book 5200, Page 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kathy VonBroembsen, by Deed from Susan Marie Holder, Paula Kay Wiemers, and Judy Lynne Floyd, the heirs at law of Lynn M. Griffin a/k/a Lynn Martin Griffin, of record in Instrument No. 20171130-0122510, Register's Office for Davidson County, Tennessee. Kathy VonBroembsen is one and the same as Kathy von Broembsen.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5200, Page 131, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters shown on the Boundary Plat of record in Book 4660, Page 97, Register's Office for Davidson County, Tennessee. 3) Easements for access of record in Book 4842, Page 979, Book 5606, Page 663 and in Book 7497, Page 740, Register's Office for Davidson County, Tennessee. 4) Charter of Hickory Valley Condominiums, Phase 3, Association, Inc., of record in Book 8021, Page 852, as amended in Book 4958, Page 346, Register's Office for Davidson County, Tennessee. 5) Easement for power lines to the City of Nashville, of record in Book 3372, Page 430, said Register's Office. 6) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Valley, Phase 2, Condominiums, of record in Book 4918, Page 116, as amended in Book 4958, Page 346, Book 8797, Page 918, Register's Office for Davidson County, Tennessee. By-Laws appended thereto. 7) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **5600 Country Dr. #149, Nashville, Tennessee 37211**

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 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 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 my/our hand(s) this **29th** day of **August, 2018.**

Kathy von Broembsen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kathy Von Broembsen,** the within named seller, 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 official seal at Nashville, Tennessee, this **29th** day of **August, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY