Karen Johnson Davidson County
Batch# 382387 DEEDWARR
04/07/2020 10:29:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20200407-0036598

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $650,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of April, 2020.

Notary Public
My Commission Expires: 2/20/23

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Farkhondeh Karbaf	1711A Glen Echo Road	~~Owner~~ First Bank	
1711A Glen Echo Road		318 Seaboard Ln #205	117-15-2A-002.00-CO
Nashville, TN 37215	Nashville, TN 37215	Franklin, TN 37067	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Paul Ramsey wife, Delia Jo Ramsey,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Farkhondeh Karbaf, unmarried woman,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Glen Echo Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with private Elements) of record in Plat at Instrument No. 20140414-0031069, as amended in Instrument No. 20150615-0056310 and Instrument No. 20150622-0059380 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul Ramsey wife, Delia Jo Ramsey by Warranty deed from Weekley Homes LLC, a Delaware limited liability company of record in Instrument No. 20171013-0105246 Register's Office for Davidson County, Tennessee, dated October 12, 2017 and recorded on October 13, 2017.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantors covenants with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 1424, Page 37, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan attached as Exhibit B to the Declaration, of record in Instrument No. 20140414-0031069, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20140414-0031069, amended in Instrument No. 20150615-0056310, Instrument No. 20150619-0059122, Instrument No. 20150622-0059380 and Assignment of Developers Rights in Instrument No. 20160329-0029343, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter for Glen Echo Cottages Owners Association, Inc. of record in Instrument No. 20120409-0030000, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140423-0034204 and Instrument No. 20150225-0016010, in the Register's Office for Davidson County, Tennessee.
Easement for Water Line of record in Book 1515, Page 192, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20150225-0016048 and Instrument No. 20150225-0016033, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument No. 20140519-0042931, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 3rd day of April, 2020.

Paul Ramsey

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~Davidson~~ Dallas)

Personally appeared before me, Selina Misialek, the undersigned, a Notary Public, in and for said State and County, **Paul Ramsey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Dallas, Texas, ~~Tennessee,~~ this the 3rd day of April, 2020.

SELINA MISIALEK
Notary ID #132212602
My Commission Expires
October 16, 2023

Selina Misialek
NOTARY PUBLIC
My Commission Expires: 10/16/2023

Delia Jo Ramsey

ATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Delia Jo Ramsey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin,~~ Nashville Tennessee, this the 3rd day of April, 2020.

NOTARY PUBLIC
My Commission Expires: 11/17/2020

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY