Karen Johnson Davidson County
Batch# 421454 DEEDWARR
06/19/2020 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $592.00
20200619-0065841

35440

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35440-04-2020	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 12th day of June, 2020. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Natalie M. Rammer Steven A. Rammer Peggy S. Rammer 5025 Hillsboro Pike #14-Z Nashville, TN 37215	JPMorgan Chase Bank, N.A. 1111 Polaris Parkway Columbus, OH 43240-2050	Map and Parcel No.: 131 01 0 D 108 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Summerfield Quinn Mobley, a married man ("Grantor")** has this day bargained and sold, and does hereby transfer and convey to **Natalie M. Rammer, an unmarried woman, as to a fifteen percent (15%) undivided interest as a tenant in common, and Steven A. Rammer and wife Peggy S. Rammer, tenants by the entireties, as to an eighty-five percent (85%) interest as a tenant in common, all with rights of survivorship (collectively, "Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5025 Hillsboro Pike, Unit #14-Z, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor's wife Mary Mobley joins in the execution of this instrument for the purpose of conveying all of her interest in the subject property, marital or otherwise, to Grantees.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of June, 2020.

Summerfield Quinn Mobley

Mary Mobley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Summerfield Quinn Mobley and wife Mary Mobley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2020.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 108, also known as Unit No. 14-Z, on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal propety regime established by Master Deed and By-Laws in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516, and Instrument No. 20120731-0067332, said Register's Office.

Being the same property conveyed to Summerfield Quinn Mobley by deed dated September 24, 2012 from Sarah E. Kennamer, unmarried of record in Instrument No. 20120926-0087496, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 131 01 0 D 108 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 5025 Hillsboro Homeowners Association, of record in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516, and Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee in Book 10225, page 413, said Register's Office.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 4, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4308, pages 575 and 650, Register's Office for Davidson County, Tennessee.
6. Easement for overhead lines of record in Book 7873, page 859, Register's Office for Davidson County, Tennessee.
7. Easement for communications system granted to Comcast of Nashville I LLC of record in Instrument No. 20110620-0047283, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers and or storm drainage and a 10 foot temporary construction easement of record in Book 4168, page 940, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

