Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10981-DJ

Karen Johnson Davidson County
Batch# 592589 DEEDWARR
03/16/2021 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $651.20
20210316-0034640

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $176,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2021.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Notary Public
My Commission Expires: 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Ramsey and Jennifer Ramsey 1421 Peppermint Lane Nolensville, TN 37135	CrossCountry Mortgage, LLC 6850 Miller Road Brecksville, OH 44141	096-16-0A-097-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Nathan P. Elmore and Jennifer Z. Elmore, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard Ramsey and Jennifer Ramsey, husband and wife,** 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:

BEING a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit 96, together with the appurtenant common elements of Larchwood, Phase One-D, Section Four, Building F, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions of Larchwood Town Homes, Phase I, of record in Book 6299, page 152; as amended and supplemented in Book 6301, page 82; Book 6391, page 449; Book 7434, page 620; Book 7792, page 540; Book 8032, page 432; and in Book 9827, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Larchwood Town Homes provided in said Declaration, as amended, together with the By-Laws appended thereto, as amended, the site plan of Larchwood, Phase One-D, Section Four, Planned Unit Development, Private Element Condominiums, of record in Book 8250, page 890, said Register's Office; the boundary plat of record in Book 6900, page 843, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Nathan P. Elmore and Jennifer Z. Elmore, husband and wife by Warranty Deed from Lindsey B. Smith n/k/a Lindsey Young, married, dated November 3, 2014, recorded November 12, 2014, of record in Instrument No. 20141112-0104065, Register's Office for Davidson County, Tennessee.

This is improved property located at: **137 Lakebrink Drive, Nashville, TN 37214**

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Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 this 10th day of March, 2021.

GRANTOR:

Nathan P. Elmore

Jennifer Z. Elmore

STATE OF KENTUCKY
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nathan P. Elmore and Jennifer Z. Elmore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of March, 2021.

KEITH A MACDONALD NOTARY ID KYNP10126 MY COMMISSION EXPIRES 8/8/2024 PUBLIC STATE AT LARGE, KY.

Notary Public
My Commission expires: 08/08/2024

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True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

