STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

James F. Chimento Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2000.

Notary Public

MY COMMISSION EXPIRES: November 25, 2000.

(AFFIX SEAL)

PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

Davidson County DEEDWARR
Recvd: 09/25/00 15:39 2pgs
Fees:11.00 Taxes:381.10

20000925-0094989

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Chimento Jr.	First Home Mortgage Corporation	83-13-49
(NAME) 1213 Fatherland Street	(NAME) 950 North Elmhurst Road, Suite 108	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Mt. Prospect, IL 60056	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RADAMES A. RAMOS, UNMARRIED,

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

JAMES F. CHIMENTO JR.,

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 Lot No. 74 on the Plan of East Edgefield Addition to Nashville, as of record in Plat Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Radames A. Ramos, unmarried by deed from Ben P. Adams and wife, Gwen Adams, Tom H. Yeargan and wife, Janice A. Yeargan of record in Book 9753, Page 883, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1213 Fatherland Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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. 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 11th day of September, 2000.

Radames A. Ramos

Radames A. Ramos

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Dana Summarell, a Notary Public in and for said County and State, the within named Radames A. Ramos, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 11th day of September, 2000

Commission expires: November 25, 2000

Dana Summarell Notary Public