WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 28, 2003

Davidson County DEEDWARR
Recvd: 09/25/00 15:59 2pgs
Fees:11.00 Taxes:386.65

20000925-0095021

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose R. Ramirez	Right Mortgage Company	Map 150
(NAME) 3503 Calais Circle	(NAME) 106B West Hills Drive	Group 09-0-A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Lebanon, TN 37087	Parcel 169
(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,

Philip B. Rose and Tonya M. Rose , Husband and Wife

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

Jose R. Ramirez and wife Lilian Ramirez

, 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 Lot No. 331 on the Plan of Forest View Park, Section 10, as of record in Plat Book 7900, Page 356, 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 Philip B. Rose and Tonya M. Rose , Husband and Wife by Quit Claim deed from Tonya M. Rose, aka Tonya M. Chandler of record in Deed Book 11087, page 554, and Warranty Deed of record in Book 10180, Page 932, Register's Office for said County. Tonya M. Rose and Tonya Chandler Rose are one and the same person.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7075, page 790, and Book 8550, Page 755, and Book 9029, Page 978, Register's Office for said County.

Easement to Gulf Interstate Gas Company as shown of record in Deed Book 2244, Page 13, Register's Office for said County.

Easement to Columbia Gulf Transmission Company as shown of record in Deed Book 3463, Page 126, Register's Office for said County.

Easement Pipeline as shown of record in Deed Book 3852, Page 679, Register's Office for said County.

Deed of Conveyance in Book 9190, Page 528 and Book 9190, Page 532, Register's Office for said County.

Deed of Common Area to HOA in Book 8794, Page 151, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as 3503 Calais Circle, Antioch, TN 37013
(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 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. 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 22nd day of September, 2000.

Philip B. Rose, by Carolyn Adcock Attorney in Fact
Philip B. Rose

Tonya M. Rose, by Carolyn Adcock Attorney in Fact
Tonya M. Rose

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of September, 2000, before me personally appeared Carolyn Adcock, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Philip B. Rose and Tonya M. Rose, and who acknowledged that she executed the same as the free act and deed of the said Philip B. Rose and Tonya M. Rose by virtue of that Power of Attorney, duly executed by the said Philip B. Rose and Tonya M. Rose and being recorded simultaneously herewith, of Register's Office of County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of September, 2000.

My Commission Expires: 2-18-04
Notary Public

NOTARY PUBLIC AT LARGE

File Number200009148
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122