WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Erick M. Perez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 02/23/01 08:16 2pgs
Fees:11.00 Taxes:332.63
20010223-0016958

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erick M. Perez	Columbia National Inc.	MAP 63
(NAME) 1502 Ocoee Trail	(NAME) 7142 Columbia Gateway Drive	GROUP 02-0
(ADDRESS) Madison, TN 37115	(ADDRESS) Columbia Maryland 21046	PARCEL 79
(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

STEPHEN H. RAMSEY AND WIFE, JERI A. RAMSEY,

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

ERICK M. PEREZ AND CHRISTIE MOSS PEREZ, 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 Lot No. 96 on the Plan of Nawakwa Hills, Powwow Addition, Section 3, as of record in Plat Book 974, Page 25, 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 Stephen H. Ramsey and Wife, Jeri A. Ramsey by deed from Deanna G. Williams and husband, Ronald R. Williams of record in Deed Book 10583, page 938, 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 1502 Ocoee Trail, Madison, TN 37115

(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 21st day of February, 2001.

Stephen H. Ramsey by Tammy Edwards Atty-in-fact
Stephen H. Ramsey

Jeri A. Ramsey by Tammy Edwards Atty-in-fact
Jeri A. Ramsey

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 21st day of Februray, 2001, before me personally appeared Tammy Edwards, 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 Stephen H. Ramsey and Jeri A. Ramsey, and who acknowledged that they executed the same as the free act and deed of the said Stephen H. Ramsey and Jeri A. Ramsey by virtue of that Power of Attorney, duly executed by the said Stephen H. Ramsey and Jeri A. Ramsey and appearing of record simultaneously herewith, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 21st day of February, 2001

My Commission Expires: ~~August 8, 2004~~ 3/23/02

Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE

File Number2102092
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122