**RECORD AND RETURN TO;**
**SATURN & MAZER TITLE SERVICES, INC**
**212 THIRD AVE. NORTH**
**NASHVILLE, TN 37201**
**SP40114**

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$109,900.00 Judy Kilets
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st day of August, 2001
Notary Public
MY COMMISSION EXPIRES: 9/28/2002

DAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28 2002

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Latoya N. Ramsey | Union Planters Bank, N.A. | 163-11-E-18 |
| 2950 Baby Ruth Lane, Unit 18 | 3100 West End Ave. #530 | |
| Antioch, TN, 37013 | Nashville, TN 37203 | |
| | | |

FOR AND IN 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, I/WE,

**York Construction, LLC**

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

**Latoya N. Ramsey, unmarried**

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 Unit No. 18 on the Condominum Plat, Timber Trace Townhouses, of record in Instrument No. 200011220115447, revised in Instrument No. 20010104-0001310, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.**

**Being the same property conveyed to York Construction, LLC by quitclaim deed from Brent Foster of record in Instrument No. 20010925-0103355, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as 2950 Baby Ruth Lane, Unit 18, Antioch, TN 37013

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 31st day of August, 2001

York Construction, LLC

BY: Robin York chief Mgr. by Judy Kilets Atty
Robin York, Chief Manager by Judy Kilets
Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 09/25/01 09:23 2pgs
Fees:13.00 Taxes:406.63
20010925-0103357

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of August, 2001, personally appeared Judy Killets to me known to be the person who executed the foregoing instrument on behalf of Robin York, Chief Manager of York Construction as Attorney in Fact, and acknowledged that Judy Killets executed the same as the free act and deed of the said Robin York, Chief Manager of York Construction.

Witness my hand and official seal this 31st day of August, 2001.

Notary Public

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002