WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/01 08:38 2pgs
Fees:13.00 Taxes:384.43

20011218-0139338

L-CWHL-01-7245

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,900.00.

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2001.

Notary Public

MY COMMISSION EXPIRES:

My Commission Expire MAR 23 2002

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Venus Manuel	Countrywide Home Loans	
7245 Highway 70 South, #109 (ADDRESS)	718 Thompson Lane, Ste 104 (NAME) (ADDRESS)	142-07-E-109CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER J. RAMIREZ AND PAULINE RAMIREZ, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto VENUS MANUEL, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 109 of the Belle Glen Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums, of record in Book 11127, page 361, and as amended by First Amendment of record in Book 11156, page 478, and by Second Amendment of record in Book 11186, page 935, and by Third Amendment of record in Book 11210, page 184, all of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11127, page 406, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Belle Glen Condominiums, of record in Book 8250, page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed, of record in Book 11186, page 935, said Register's Office, for a more complete indentification and description of such Unit.

Being the same property conveyed to Chirstopher J. Ramirez and Pauline Ramirez, husband and wife, by deed as shown of record in Book 11237, page 600, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7245 Highway 70 South, #109, Nashville, Tennessee 37221
(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 30th day of November, 2001.

Christopher J. Ramirez

Pauline Ramirez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Christopher J. Ramirez and Pauline Ramirez, 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 30th day of November, 2001.

My Commission Expires:

Laura Gleaves
Notary Public

My Commission Expires

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 30th day of November, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138