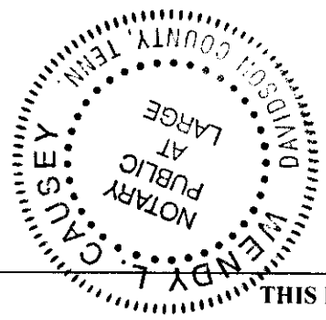
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 07/11/02 13:40 2pgs
Fees:13.00 Taxes:440.30

20020711-0083643

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adriana Duran	Adriana Duran	Map 86
(NAME) 1533 Market Square	(NAME) Same	Group 07-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 145
(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,

Thomas E. Pabor Unmarried and Shirley A. Pabor Ramsey and Husband Allen Ramsey ,

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

Adriana Duran, an Unmarried Woman ,

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. 214 Jackson's Retreat Phase V-A, as shown by plat of record in Plat Book 6250, page 309, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas E. Pabor and Wife, Shirley A. Pabor by deed from record in Deed Book 9813, Page 451, Register's Office for said County.

The said Thomas E. Pabor and Wife Shirley A. Pabor having since Divorced by Marital Dissolution Agreement of record In The Fourth Circuit Court for Davidson County at Nashville, Tennessee, Docket Number 00D-1908.

The said Shirley A. Pabor having since remarried is known for the purposes of this conveyance as Shirley A. Pabor Ramsey. Shirley A. Pabor Ramsey is joined in this conveyance by her Husband Allen Ramsey.

Charter for Homeowner's Assocation of record in Book 5745, Page 283, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6482, page 679, and Book 5741, Page 360, Register's Office for said County.

By-Laws of record in Book 5745, Page 294, 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 1533 Market Square, Hermitage, TN 37076

(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 20th day of June, 2002.

Witness my/our hand(s) this.

Allen Ramsey

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Allen Ramsey, Thomas E. Pabor & Shirley A. Pabor Ramsey the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th, June 2002

My Commission Expires: 5-28-2003

Notary Public

File Number2206263
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN