WARRANTY DEED

Return To: R-215
Jack Case Wilson
Title Associates
103 Maple St.
Smyrna, TN 37167

KAREN ROSE GONZALEZ NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2005.

Karen Rose Gonzalez
Notary Public

MY COMMISSION EXPIRES: 8-16-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hermes Ramos	Ivanhoe Financial, Inc.	119-3-49
(NAME)	(NAME)	
126 Stirton Road	604 Courtland St. #320	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Orlando, FL 32804	
(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, Fritz Schubert Jr. and wife, Rebecca Schubert, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Hermes Ramos~~ *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:

*Hermes S. Ramos Diaz, a single man

~~Being Lot No. 20 on the Plan of Crescent Heights, of record in Book 2331, page 106, Register's Office for said County,~~

~~said Lot No. 20 fronts 60 feet on the northerly side of Stirton Road and runs back between lines 240.42 feet on the westerly line and 264.71 feet on the easterly line to a dead line in the rear measuring 75 feet thereon.~~ * *

Being the same property conveyed to Fritz Schubert, Jr., by deed of record in Book 8065, Page 756, Register's Office for Davidson County, Tennessee.

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

Rebecca Schubert joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 126 Stirton Rd., Nashville, TN 37210
(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.

* *
Being Lot No. 20 on the Plan of Crescent Heights, of record in Book 2331, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Davidson County DEEDWARR
Recvd: 04/25/05 12:52 2 pgs
Fees:13.00 Taxes:306.73

20050425-0045674

Witness my hand this 19th day of April, 2005.

Linda Stansbury
LINDA STANSBURY

Patricia A. Grosso
PATRICIA A. GROSSO

Fritz Schubert Jr.
Fritz Schubert Jr.

Rebecca Schubert
Rebecca Schubert

STATE OF FLORIDA

COUNTY OF ~~PINELLAS~~ Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fritz Schubert, Jr. and Rebecca Schubert with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at South Pasadena, Florida this 19th day of April, 2005.

Commission expires: 6-27-07

Notary Public

PATRICIA A. GROSSO
MY COMMISSION # DD 188964
EXPIRES: June 27, 2007
Bonded Thru Notary Public Underwriters