BOX 13
10513
File No. 20050233

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 7.25.09

(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erasmo Ramos	New Owner	52-12-45.00
(NAME)	(NAME)	
701 Coggins Pass		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, The 701 Coggins Pass Trust, First Jordan, LLC, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erasmo 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:

Land in Davidson County, Tennessee, being Lot 23 on the map of Marlin Meadows, Section 2, as of record in Book 1835, Page 127, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southeasterly margin of Coggin Pass at the corner of Lots Nos. 22 and 23; thence with the line between said lots southeasterly 132 feet to the corner of Lot 24; thence with the line between Lots 23 and 24, northeasterly [illegible] feet to the margin of Neely's Bend Road; thence with the margin of the same northwesterly 134.55 feet to the beginning of a curve; thence around said curve westerly 44.19 feet to the margin of Coggin Pass; thence with the margin of the same southwesterly 154.3 feet to the beginning.

Being the same property conveyed to The 701 Coggins Pass Trust, First Jordan, LLC, Trustee by deed from Alona May Hooper, dated June 1, 2005, of record in Instrument No. 20050603-0063577, Register's Office, Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Davidson County DEEDWARR
Recvd: 10/26/05 13:03 2 pgs
Fees:13.00 Taxes:351.50
20051026-0129341

unimproved ☐

This is improved ☒ property, known as 701 Coggins Pass, 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 hand this 14th day of October, 2005.

The 701 Coggins Pass Trust, First Jordan, LLC, Trustee

By:
Dan Lain, Managing Member

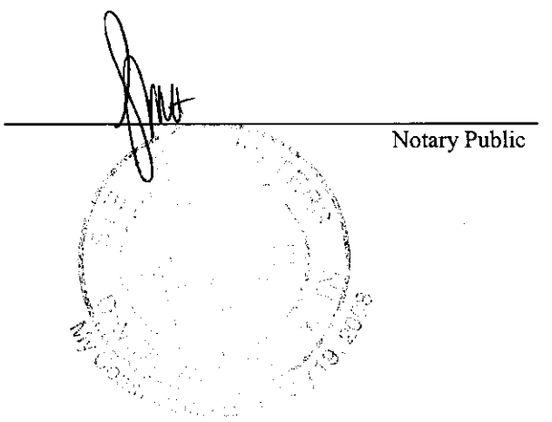
File No. 20050233
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dan Lain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Managing Member of First Jordan, LLC, a Tennessee liability company, and that he as such Managing Member, as Trustee for the 701 Coggins Pass Trust, the within named bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, as Trustee for the 701 Coggins Pass Trust, by the said Dan Lain as such managing member.

Witness my hand and official seal this 14th day of October, 2005.

Commission expires:



Notary Public

AFTER RECORDING RETURN TO:

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