WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/05 08:55 2 pgs
Fees:13.00 Taxes:296.00

20051130-0143715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: May 24, 2008.
(AFFIX SEAL)

REGINA E. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaShonda Watson	Ownit Mortgage Solutions	071-00-0-111.00
(NAME)	(NAME)	
331 Marshall Street	1170 Great Oaks Way Ste 380	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Alpharetta, GA 30022	
(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, **Ramona Sawyers, a/k/a Ramona Douglas, a married person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LaShonda Watson, 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:

Land in Davidson County, Tennessee, being the westerly one-half of lot No. 23 on the plan of Trinity Heights Addition, of record on Book 161, page 38, Register's Office for said County.

Said property fronts 50 feet on the northerly margin of Marshall Avenue and extends back between parallel lines 150 feet to a 12-foot alley.

Being the same property conveyed to Ramona Sawyers, by Warranty Deed, from Robert E. Bryan, Jr. and wife, Mary M. Bryan, dated October 13, 1998 and recorded October 18, 1988, in Book 7679, Page 297, Register's Office for Davidson County, Tennessee.

Ramona Sawyers is now married and is known as Ramona Douglas.

unimproved ☐
This is improved ☒ property, known as 331 Marshall Street, Nashville, TN 37207
(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 23rd day of November, 2005.

Ramona Douglas Sawyers

Ramona Sawyers

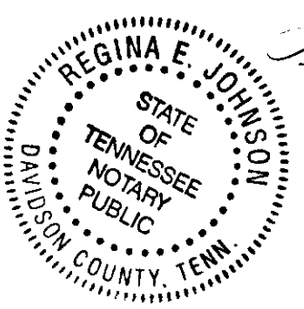
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ramona Sawyers a/k/a Ramona Douglas, a married person, with whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of November, 2005.

Commission expires: May 24, 2008



Regina E. Johnson

Regina E. Johnson Notary Public