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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/06 08:42 2 pgs
Fees:13.00 Taxes:538.35

20060825-0104976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Witeof	**Elite Home Loans, Inc.**	**135-14-C-10CO**
(NAME)	(NAME)	
728 Vanguard Place	**109 West Park Dr. Suite 260**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Brentwood, TN 37027**	
(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, **Mario Ramos and wife, Iris Ramos**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William J. Witeof and Danielle Leanne Armstrong, tenants in common**, 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 No. 10 Ransom Village, according to the plan of record in Book 7900, Pages 833-834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mario Ramos and wife, Iris Ramos by deed dated March 15, 1996 from Ransom Village, Inc. of record in Book 9984, Page 364, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 833 and 834, to which plan reference is hereby made for a more complete description thereof; Declaration of Easement for drainage of record in Book 9653, Page 153, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9525, Page 187, Book 9647, Page 72, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

unimproved ☐

This is improved ☒ property, known as **728 Vanguard Place, Antioch, TN 37013**

(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 our hands this 22nd day of August, 2006.

Mario Ramos

Iris Ramos

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mario Ramos and wife, Iris Ramos, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22ND DAY OF AUGUST, 2006.

Commission expires: 3-21-09

Notary Public