(1)

Davidson County DEEDWARR
Recvd: 08/27/07 14:13 2 pgs
Fees:13.00 Taxes:370.00
20070827-0102652

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070426

**Send Tax Bills To:**
Southeast Financial Federal Credit Union
444 James Robertson Parkway
Nashville, TN 37219

**New Owner is:**
Daniel Hernandez Ramos
906 Aladdin Drive
Nashville, TN 37217

MAP: 107-14-0

PARCEL: 074.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert Creecy, unmarried, and Russell Bowlin, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Daniel Hernandez Ramos and wife, Mirna Santos**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **906 Aladdin Drive, Nashville, TN 37217**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the Map of Miro Meadows Subdivision as of record in Book 1424, page 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 142 fronts 35 feet on the easterly side of Aladdin Drive and runs back 164.1 feet to the northerly line and 142.6 feet on the southerly line to a dead line on which it measures 92 feet.

Being the same property conveyed to Robert Creecy and Russell Bowlin by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated 2-28-07 and recorded 3-1-07 in Instrument Number 20070301-0025398, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 23 day of August, 2007.

GRANTOR(S):

**ROBERT CREECY**

**RUSSELL BOWLIN**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Robert Creecy and Russell Bowlin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 23rd day of August, 2007.

**NOTARY PUBLIC**
My Commission Expires:_____

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 23rd day of August, 2007.

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires October 23, 2008

**NOTARY PUBLIC**
My commission expires:_____