This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **3395**

Davidson County DEEDWARR
Recvd: 09/07/07 10:56 2 pgs
Fees:13.00 Taxes:629.00
20070907-0107544

WARRANTY DEED

THIS INDENTURE, made and entered into this **September 4, 2007** ,by and between **Larry M. Huff**, parties of the first part, and **Rafael C. Ramos, a married individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of , State of **Tennessee**, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING LOT NO. 71 ON THE PLAN OF SOUTHWOOD SUBDIVISION, OF RECORD IN BOOK 2664, PAGES 125 AND 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 71 FRONTS 175 FEET ON THE EASTERLY SIDE OF BREWER DRIVE AND RUNS BACK BETWEEN LINES, 230 FEET ON THE NORTH LINE AND 245 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 175.68 FEET.

BEING THE SAME PROPERTY CONVEYED TO LARRY M. HUFF BY WARRANTY DEED FROM WILLIAM H. LAWRENCE AND WFIE, ANNIE RUTH LAWRENCE, RECORDED ON THE 1ST DAY OF JULY, 1998 IN BOOK 11001, PAGE 940, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **162-05-0-012.00, 16205001200**
☒ Improved OR
☐ Unimproved property located at: **363 BrewerDrive, Nashville, TN 37215**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Larry M. Huff

STATE OF **Tennessee**

COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Larry M. Huff** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 4th day of September, 2007.

Debra A Hanahan
Notary Public

My Commission Expires: 9/16/09

DEBRA A. HANAHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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Owner's Name: **Rafael C. Ramos**

and Address: **363 BrewerDrive, Nashville, TN 37215**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Wells Fargo Bank, N.A.
3900 East Mexico Ave
Denver, CO 80210

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$170,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **9/04/2007.**

Notary Public

My Commission Expires: 9/20/10

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010