Davidson County DEEDWARR
Recvd: 10/23/07 09:54 2 pgs
Fees:13.00 Taxes:710.40

20071023-0125200

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$192,000.00**

Gina Carraday
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alberto Angeles	Bank of America, N.A.	**128-10-51**
(NAME)	(NAME)	
210 New Sawyer Brown Road	P.O. Box 17404	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Baltimore, MD 21297-1404	
(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, **B & P Renovations**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alberto Angeles Ramirez, and Vincenta Carrizosa, husband and wife**, 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 Davidson County, Tennessee, being Lot 219 on the plat of Stacey Square, Section 3, of record in Plat Book 4175, Page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Jason Tyler and wife, Theresa D. Tyler by Deed from Phyllis J. Sweat recorded in Instrument No. 20050112-0004444, Register's Office for Davidson County, Tennessee. Further, conveyed to B & P Renovations by Substitute Trustee's from Priority Trustee Services of TN, L.L.C. , Substitute Trustee, dated August 16th, 2007 and filed for record in Instrument No. * _____ in the Register's Office for Davidson County, Tennessee.

* 20071023-0125199

unimproved ☐

This is improved ☒ property, known as **210 New Sawyer Brown Road, Nashville, TN 37221**

(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 **26th day of September, 2007**.

B & P Renovations

By: _____
Mike Perkins, Partner

By: _____
James Bellar, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Mike Perkins and James Bellar** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the Partners of B & P Renovations and who executed the foregoing instrument for the purpose therein contained as such partners, and that they executed the same as their free act and deed as Partners of B & P Renovations.

Witness my hand and official seal at Nashville, Tennessee this 26th day of September, 2007.

Commission expires: 11/22/08

_____
Notary Public

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds