WARRANTY DEED

Robin R. Keller
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,375.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2007.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield., Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Krystle Ann Ramos	Crown Mortgage Services	044-05-0-132.00
(NAME)	(NAME)	
106 Ensley Avenue	812 Wren Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Goodlettsville, TN 37072	
(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, **Dana C. Ochsner and Dana Marie Ochsner, Trustees, for The Ochsner Family and Trust dated August 2, 2007 Revocable Living Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Krystle Ann Ramos and William Tyler Ramos, wife and husband**, 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:

Being Lot No. 61, Rayon City, as shown by plat of record in Plat Book 843, page 13, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dana C. Ochsner and Dana Marie Ochsner, Trustees, for The Ochsner Family Trust, dated August 2, 2007, Revocable Living Trust by Deed from Dana Maria Ochsner and Dana C. Ochsner, of record in Instrument No. 200708270102344, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 843, page 13; restrictions of record in Book 1383, page 375; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 106 Ensley Avenue, Old Hickory, TN 37138
(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 19th day of October, 2007.

The Ochsner Family Trust dated August 2, 2007
Revocable Living Trust

By: Dana C. Ochsner, Trustee
Dana C. Ochsner, Trustee

The Ochsner Family Trust dated August 2, 2007
Revocable Living Trust

By: Dana Marie Ochsner, Trustee
Dana Marie Ochsner, Trustee

Davidson County DEEDWARR
Recvd: 10/25/07 09:55 2 pgs
Fees:13.00 Taxes:589.69
20071025-0126053

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Dana C. Ochsner and Dana Marie Ochsner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged themselves to be the Trustees of The Ochsner Family Trust dated August 2, 2007 Revocable Living Trust, the within named bargainor, and that they as such Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of The Ochsner Family Trust dated August 2, 2007 Revocable Living Trust by Dana C. Ochsner and Dana Marie Ochsner as such Trustees.

Witness my hand and official in Goodlettsville, Tennessee, this 19th day of October, 2007.

Robin R. Keller
Notary Public

My commission expires: 11/24/08

