Warranty Deed

Davidson County DEEDWARR Recvd: 05/02/08 12:29 2 pgs Fees:13.00 Taxes:510.60 20080502-0045163	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $138,000.00. Affiant Subscribed and sworn to before me, this the 30th day of April, 2008. Notary Public My commission expires:

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 20, 2010

THIS INSTRUMENT WAS PREPARED BY:
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sarah E. Johns	New Owner	Map: 091-05, Group 0C
736 Vernon Avenue		Parcel: 736.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARCO A. RAMOS AND WIFE, BRITTANY PICOLO RAMOS, AND BRONWYN R. PICOLO, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH E. JOHNS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 736 on the plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Vernon Avenue, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20061024-0131877, for a more complete Identification of said units.

Being the same property conveyed to Marco. A. Ramos and Brittany Picolo Ramos, husband and wife, as to an undivided 99% Interest (the "Entirety Interest") and Bronwyn R. Picolo, an unmarried woman, as to an undivided 1% interest (the "Individual Interest"), the said Entirety and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship, of record in Instrument No. 20070102-0000216, Register's Office for Davidson County, Tennessee, dated December 28, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 736 Vernon Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2008.

Marco A Ramos by Brianna Morant his attorney in fact

Marco A. Ramos signed by Brianna Morant,
His attorney-in-fact

Brittany Picolo Ramos by Brianna Morant his attorney in fact

Brittany Picolo Ramos signed by Brianna Morant,
His attorney-in-fact

Bronwyn R Picolo by Brianna Morant his attorney in fact

Bronwyn R. Picolo signed by Brianna Morant,
Her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2008, before me personally appeared Brianna Morant, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marco A. Ramos as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Marco A. Ramos.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2008, before me personally appeared Brianna Morant, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brittany Picolo Ramos as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Brittany Picolo Ramos.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2008, before me personally appeared Brianna Morant, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bronwyn R. Picolo as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Bronwyn R. Picolo.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: November 22, 2010