Davidson County DEEDWARR
Recvd: 09/10/08 13:59 2 pgs
Fees:13.00 Taxes:499.50

20080910-0092750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 4th day of September, 2008.

Notary Public

My commission expires: ~~9-19-2011~~ 12/09/08

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
367 Riverside Drive, Suite 105
Franklin, TN 37064
615-628-5225

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jesse Manuel Ramirez	New Owner	052/08-O-A/314.0000
633 Sandy Spring Trail		
Nashville, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

Ramona Douglas, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jesse Manuel Ramirez and wife, Sara B. Dominguez De Ramirez

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.105, Heron Walk Subdivision, Phase Two, Section Five, as shown by plat of record in Plat Book 9700, Page 923, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

And being the same property conveyed to Ramona Douglas by Warranty Deed from Annette L. Taylor, dated September 29, 2006, and recorded December 22, 2006, in the Register's Office for Davidson County, Tennessee, Instrument No. 20061222-0158635.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2008 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 633 Sandy Spring Trail, Madison, TN 37115.

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 in 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/our hand(s) this 4th day of September, 2008.

Ramona Douglas

Ramona Douglas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Ramona Douglas , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2008.

Michelle Hightower

Notary Public

My Commission Expires:9-19-2011

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

RETURN TO:
~~**SIGNATURE TITLE SERVICES, LLC**~~
~~**367 Riverside Drive, Suite 105**~~
~~**Franklin, TN 37064**~~