BILL GARRETT, Davidson County
Trans:T20090072965 DEEDWARR
Recvd: 10/27/09 14:41 2 pgs
Fees:13.00 Taxes:299.70
20091027-0099156

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Joshua D. Watson
1015 Dew Street
Nashville, TN 37206

MORTGAGEE
Suntrust Mortgage, Inc.
401 Commerce St., Ste. 6100
Nashville, TN 37219

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 094-01-0
PARCEL 111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Julio A. Ramirez and wife, Lisa Ramirez,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua D. Watson, married,** 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 in Davidson County, Tennessee, being the easterly 48 feet of Lot No. 45 on the map of subdivision of Lot No. 3 of the N.H. Hobson Subdivision of A.J. Caldwell's heirs property, as of record in Book 421, Page 78, Register's Office for said County.

Said part of said Lot N. 45 fronts 48 feet on the northerly side of Dew Street, formerly Caldwell Street, and runs back between parallel lines, along the westerly margin of South 11th Street, 150 feet to an alley.

Being the same property conveyed to Julio A. Ramirez and wife, Lisa Ramirez by deed from Jean H. Stevenson, a single woman, dated July 9, 2007 and filed of record in Instrument No. 20070712-0083086, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 421, Page 78, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1015 Dew Street Nashville, TN 37206.**

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 23rd day of October, 2009.

Julio A. Ramirez

Lisa Ramirez

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Julio A. Ramirez and wife, Lisa Ramirez, the bargainor(s) 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 and official seal this 23rd day of October, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $81,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of October, 2009.

NOTARY PUBLIC

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-10

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212