WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100072208 DEEDWARR
Recvd: 11/15/10 12:44 2 pgs
Fees:13.00 Taxes:586.45
20101115-0091254

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **10th** day of **November, 2010.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose S. Quiroz	U.S. Bank	149150A38200CO
(NAME)	(NAME)	
2445 Edencrest Drive	4801 Frederica ST.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, Ky 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Seth J. Ranney and wife, Melissa S. Ranney**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jose S. Quiroz, a single man**, hereinafter called the Grantee, his 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 Lot No. 52, on the Plan of Phase Four, Cambridge Forest, of record in Instrument No. 20020813-0098017, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Seth J. Ranney and wife, Melissa S. Ranney by Warranty Deed from Mickey J. Yentes and wife, Kristy D. Yentes, dated July 17, 2006 and recorded in Instrument No. 20060720-0087577 and as corrected by Scrivener's Affidavit recorded in Instrument No. 20070615-0071680, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 2445 Edencrest Drive, Antioch, TN 37013

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, his heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 **10th** day of **November, 2010**.

Seth J. Ranney

Melissa S. Ranney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Seth J. Ranney and Melissa S. Ranney**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **November, 2010.**

Notary Public

My commission expires:
5/18/14

