BILL GARRETT, Davidson County
Trans:T20110011064 DEEDWARR
Recvd: 02/23/11 12:36 2 pgs
Fees:13.00 Taxes:710.40
20110223-0014825

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 11-1003

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/03/2011**, by and between **Carlos Ramos and Elvia Ramos, husband and wife**, parties of the first part, and **Thomas J. Mills, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson county, Tennessee, Being Lot No 39 of Kensal Green North Subdivision of record in Plat Book 7900, Page 951, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Carlos Ramos and Elvia Ramos by deed dated November 20, 2007 from Fifth Third Bank of record as Instrument No. 20071210-0142144, said Register's Office.

This conveyance is made subject to:

Parcel ID # **150-12A-197CO**
☒ Improved OR
☐ Unimproved property located at: **3620 Dove Creek Road, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Carlos Ramos
Carlos Ramos

Elvia Ramos
Elvia Ramos

NOTARY PUBLIC State of Oklahoma
S. BAREFOOT
Commission # 05009451
Jackson County, Oklahoma
Commission Expires 10-11-2013

STATE OF ~~Tennessee~~ OK

COUNTY OF ~~Davidson~~ Jackson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Carlos Ramos and Elvia Ramos** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 3rd day of February, 2011..

S. Barefoot
Notary Public

My Commission Expires: 10-11-2013

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Owner's Name: **Thomas J. Mills**

and Address: **3620 Dove Creek Road, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Republic State Mortgage Co.
2715 Bissonnet #102
Houston, TX 77005

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$192,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

REBECCA T. EARLAND
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 3rd day of February, 2011.

Rebecca T. Earland
Notary Public

My Commission Expires: 5/6/13