Bk 29

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE 17915
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2011

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Toribio G. Rodriguez	Send Tax Bills To: New Owner
(Name) 2002 Jones Avenue	(Name)
(Street Address or Route Number) Nashville, TN 37207	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s):

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 ACKNOWLEDGED, I/WE, Lisa Ramirez and Andrez Antonio Ramirez, Amanda Priscilla-Nicole Harter and Jose Julio Ramirez , heirs to the Estate of Julio Antonio-RAmirez-Jimenez HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Toribio G. Rodriguez, a married man 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. 192 on the Map of Section One, Joywood Heights, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Julio Antonio Ramirez by quitclaim deed from Robert P. Hoover and wife, Donna D. Hoover, filed of record in Instrument No. 20081210-0119161, Register's Office for Davidson County, Tennessee. The said Julio Antonio Ramirez having since died and pursuant to Order for Intestate Administration the heirs at law are Lisa Ramirez, his wife, and Andrez Antonio Ramirez, Amanda Priscilla-Nicole Harter and Jose Julio Ramirez, his children. Julio Antonio Ramirez and Julio Antonio Ramirez-Jimenez being one and the same.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2002 Jones Avenue, Nashville, TN 37207.

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, their 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, 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 his/her/their hand(s) this 13th day of June, 2011.

BILL GARRETT, Davidson County
Trans:T20110037751 DEEDWARR
Recvd: 06/23/11 14:11 2 pgs
Fees:13.00 Taxes:240.50
20110623-0048344

Seller

Lisa Ramirez

Andrez Antonio Ramirez

Amanda Priscilla-Nicole Harter

Jose Julio Ramirez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Ramirez, Andrez Antonio Ramirez, Amanda Priscilla-Nicole Harter and Jose Julio Ramirez, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 13th day of June, 2011..

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014