Davidson County DEEDWARR
Recvd: 07/29/11 11:04 2 pgs
Fees:13.00 Taxes:558.70

20110729-0058247

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $151,000.00

Affiant

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me, this 28th day of July, 2011.

Notary Public
My commission expires: MAR 10 2012

06-1107-74312

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric J. Ramon 1873 Brookmeadow Lane Hermitage TN 37076	Bank of America, N.A. 101 South Tryon Street Charlotte, NC 28255	064-16-O-D-069.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James D. Harris and Emily Harris, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eric J. Ramon,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

**- a single person

Land in Davidson County, Tennessee, being Lot No. 188, on the Plan of Truxton Park, Section 2, of record in Instrument No. 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James D. Harris and wife, Emily Harris by deed from Christopher S. Beasley, unmarried, dated June 30, 2005, recorded July 6, 2005, of record in Book 20050706-0077342, Page , Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1873 Brookmeadow Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of July, 2011.

James D. Harris

Emily Harris

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James D. Harris and Emily Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 28th day of July, 2011.

Notary Public
State of Tennessee at Large

My Commission expires 1-17-12

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE SUMNER CO. TENN.

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE