WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120015585 DEEDWARR
Recvd: 03/02/12 13:25 2 pgs
Fees:13.00 Taxes:458.80
20120302-0018524

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY STEWART NOTARY PUBLIC TENNESSEE MAURY COUNTY My Commission Expires 09-24-2013

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bertha Alicia Ramirez	SWBC Mortgage Corporation	095-12-0-116.00
(NAME)	(NAME)	
2632 Lakeland Drive	9311 San Pedro	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Angela Rae Merritt**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bertha Alicia Ramirez, married**, HEREINAFTER CALLED THE GRANTEE, HER 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. 37 on the Plan of Martinwood Heights, as shown on plat of record in Plat Book 2133, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela Rae Merritt, an unmarried woman, by Warranty Deed from Keith A. Heim and wife, Molly M. Heim, dated March 28, 2008, as of record in Instrument No. 20080402-0033248, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2133, page 63; easements of record in Book 1280, page 246 and Book 1432, page 546; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2632 Lakeland Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 29th day of February, 2012.

Angela Rae Merritt

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Angela Rae Merritt, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee, this 29th day of February, 2012.

Notary Public

My Commission Expires:

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-24-2013