BILL GARRETT, Davidson County
Trans:T20120031689 DEEDWARR
Recvd: 05/01/12 10:25 2 pgs
Fees:13.00 Taxes:573.50
20120501-0037115

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Jerry M. Ankney
4565 Raccoon Trail
Hermitage, TN 37076

SEND TAX BILL TO:
Wells Fargo Bank, N.A.
10401 Deerwood Park Blvd.
Jacksonville, FL 32256

Tax ID 076-14-0-011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Salome Ramos and Aracely Ramos,** has this day bargained and sold, and does hereby transfer and convey unto **Jerry M. Ankney, a married person,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of New Hope Meadows, Phase II of record in Plat Book 6900, Page 724, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Salome Ramos and Arcely Ramos by Deed from Terri Kittrell Bozkaya and husband Olcay Bozkaya of record in Book 9736, page 180, Register's Office for Davidson County, Tennessee, dated July 18, 1995.

This is improved property known as: **4565 Raccoon Trail, Hermitage, Tennessee 37076.**

Arcely Ramos and Aracely Ramos are one and the same person.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6900, page 724, and restrictions in Book 7557, page 377, amended in Book 7567, page 103, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 27th day of April, 2012

Salome Ramos
Salome Ramos

Aracely Ramos
Aracely Ramos

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Salome Ramos and Aracely Ramos,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27th day of April, 2012.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires Jan 2014

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of April, 2012.

NOTARY PUBLIC

My Commission Expires: 11/7/12

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.