This instrument prepared by:
Leon Sharber, Attorney-at-Law
1443 Memorial Blvd
Murfreesboro, TN 37129

Warranty Deed

Address of New Owner(s):	Send tax bills to:	Map - Parcel:
Hector L. Ramirez and wife, Elvia A. Ramirez 500 Appleseed Court Antioch, TN 37013	New Owner	147120093.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ALBERT DON TAYLOR AND WIFE, JOANNE M. TAYLOR AND VESTER W. ROSS AND WIFE, MARY S. ROSS** (Grantor) has this day bargained and sold, and does hereby transfer and convey to **HECTOR L. RAMIREZ AND WIFE, ELVIA A. RAMIREZ** (Grantee) their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee being Lot No. 11 on the map of Tom C. Lamb Subdivision, Section 4, as of record in Plat Book 4675, 151. Said Lot No 11 fronts 15.91 feet on the easterly side of Nolensville Road and extends back between lines 162.96 feet on the northerly line and 161.28 feet on the southerly line to a dead line in the rear on which it measures 15.97 feet thereon.

Being part of the same property conveyed to Grantors by deed of record in Book 4918, Page 947, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants, easements and party walls as shown on the plat of record.

This is improved property known as 4712 Nolensville Road, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 28th day of May, 2012.

Albert Don Taylor
Albert Don Taylor

Joanne M. Taylor
Joanne M. Taylor

Vester W Ross
Vester W. Ross

Mary S. Ross
Mary S. Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Hector L Ramirez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2012.

Leon Sharber
Notary Public

My Commission expires: 2/18/13

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

BILL GARRETT, Davidson County
Trans: T20120038997 DEEDWARR
Recvd: 05/29/12 11:59 2 pgs
Fees: 13.00 Taxes: 499.50

20120529-0046102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, **Albert Don Taylor** 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, Tennessee this the 28th day of May, 2012.

NOTARY PUBLIC

My commission expires: 2/18/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, **Joanne M. Taylor** 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, Tennessee this the 28th day of May, 2012.

NOTARY PUBLIC

My commission expires: 2/18/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, **Vester W. Ross** 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, Tennessee this the 28th day of May, 2012.

NOTARY PUBLIC

My commission expires: 2/18/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, **Mary S. Ross** 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, Tennessee this the 28th day of May, 2012.

NOTARY PUBLIC

My commission expires: 2/18/13

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE