BILL GARRETT, Davidson County
Trans:T20120099385 DEEDWARR
Recvd: 12/28/12 09:40 2 pgs
Fees:13.00 Taxes:1942.50
20121228-0119850

PREPARED BY ~~(AND RETURN TO):~~

WILKINS & IVEY
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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52092
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nikolaus J. Woehrle Rebecca L. Hanson 3819 Abbott Martin Road Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 11612012100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hector E. Ramiriz and spouse, Lynn Pearson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Nikolaus J. Woehrle, unmarried and Rebecca L. Hanosn, unmarried, as Joint Tenants with Rights of Survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Division of the Henry W. Compton Estate, as of record in Plan Book 2, page 58, Chancey Court at Nashville, being all of Lot No. 2 on the unrecorded plan of Fred Webber's Subdivision, described according to a survey made by S.R. Sanford, Jr., Surveyor, May 8, 1944, as follows:

Beginning on the southerly margin of Abbott-Martin Road at the northwest corner of the property conveyed to William G. Landrum and wife, by deed from Charles H. King and wife, as of record in Book 1683, page 141, Register's Office for said County, being the corner of Lots Nos. 2 and 3; thence with the southerly margin of said Road, westwardly 125 feet to a corner of Lots 1 and 2 on said plan; thence with the line between said two lots, southwardly 294 feet 2 inches to a corner of Lots 1, 2 and 4; thence with the line between Lots No. 2 and 4, eastwardly 125 feet to a corner of Lot No. 2 and 3; thence with the line between said two lots, northwardly 293 feet 7 inches to the point of beginning.

Being the same property conveyed to Hector E. Ramirez and wife, Lynn Pearson by Warranty Deed from Calvin Haughland dated March 17, 2000and recorded on March 24, 2000of record in Doc. No. 20000324-0030101, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The unrecorded Plan, referred to with Owner's Certificate, of record in Book 1139 Page 105, said Register's Office, which Plan shows a 100 foot minimum building setback line from Abbott Martin Road and a 10 foot easement for public utility purposes along the rear line of said lot, as shown on the unrecorded Plan of Fred Webber's Subdivision. All matters shown on Chancery Court Plan Book 2, page 58, said Register's Office.

This is improved property, known as: 3819 Abbott Martin Road, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of December, 2012.

Hector E. Ramirez

Lynn Pearson

State of Texas
County of Harris

On this ~~28th~~ 24th day of December, 2012 , before me the undersigned authority, personally appeared Hector E. Ramirez and Lynn Pearson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 06-11-13

Notary

ACATA ALICIA KRAWCZYK
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-11-13

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $525,000.00

Affiant

Sworn and subscribed before me this the 28th day of December, 2012

Notary Public

My Commission Expires: 11/23/14

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Return to:
Realty Title
206A Cool Springs Blvd, Ste 106
Franklin, TN 37067

Wldoc: Deed Wty—12/92