WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130001373 DEEDWARR
Recvd: 01/07/13 08:39 2 pgs
Fees:13.00 Taxes:421.80
20130107-0001580

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DANA DELWORTH

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2012

Notary Public:

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gilbert Ramos	SWBC Mortgage Corporation	Parcel ID:
1044 Jacksons Valley Road	9311 San Pedro, Suite 100	08607004200
Hermitage, TN 37076	San Antonio, TX 78216	

FOR AND IN 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, we

Martha Voiter, married, and Michele Lynn Spinnato, unmarried, as joint tenants with full right of survivorship

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Gilbert Ramos and Becky M. Ramos, husband and wife
hereinafter called the GRANTEES, their 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. 26 on the Plan of Jacksons' Retreat, Phase I, Section Two, of record in Plat Book 5200, Pages 334 and 335, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Martha Voiter and Michele Lynn Spinnato, as joint tenants with full right of survivorship, by Quitclaim Deed from Martha Voiter and Shawn Christopher Humes of record in Instrument 20110817-0063345, said Register's Office. See also deeds of record in Instrument 20100607-0043872, and Instrument 20060901-0108476, said Register' Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 5741, Page 360 and Book 5745, Page 294, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 334 and 335, said Register's Office.

This property is not a marital residence for the spouse of Martha Voiter and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1044 Jacksons Valley Road, 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 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 our hands this 28th day of December, 2012.

Martha Voiter

Michele Lynn Spinnato

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Voiter and Michele Lynn Spinnato, 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 28th day of December, 2012.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.