BILL GARRETT, Davidson County
Trans:T20130017366 DEEDWARR
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Fees:23.00 Taxes:388.50
20130304-0021040

This Instrument Prepared by:
Ryan J. Moore, Attorney at Law
115 North Spring Street
McMinnville, Tennessee 37110

Tax Parcel No.: 14712009400

New Owner?
Person or Agency Responsible for
Payment of Real Property Taxes:
Hector Lizardo Ramirez, and wife
Elvia Andrea Ramirez
4710 Nolensville Road
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ 195,000.00.

AFFIANT

Sworn to and subscribed before me this the 25th day of February, 2013.

NOTARY PUBLIC OR
REGISTER OF DEEDS

SHERRY BURDETTE STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

My commission expires: 10/5/16

WARRANTY DEED

ROBERT NEIL FUSON, AND WIFE BARBARA FAYE FUSON

TO

HECTOR LIZARDO RAMIREZ, AND WIFE
ELVIA ANDREA RAMIREZ

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned grantors, **ROBERT NEIL FUSON, AND WIFE BARBARA FAYE FUSON**, has this day bargained and sold, and does hereby transfer and convey unto grantees ***HECTOR LIZARDO RAMIREZ, AND WIFE ELVIA ANDREA RAMIREZ***, their heirs and assigns, certain lands in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot No. 10 on the map of Tom C. Lamb Subdivision Section 4 as of record in plat book 4675, page 151.

SAID Lot No. 10 fronts 15.8 feet on the Easterly side of Nolensville Road and extends back between lines 164.71 feet on the Northerly line and 162.96 feet on the Southerly line to a dead line in the rear on which it measures 15.87 feet.

Being the same property conveyed to Robert Neil Fuson, and wife Barbara Faye Fuson, by a deed from Tom C. Lamb, dated June 1, 1975, and recorded in Book 4919, Page 527, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants, easements and party walls as shown on the plat of record. A copy of restrictions and easements is attached to this Deed and made a part of the same.

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 grantees ***HECTOR LIZARDO RAMIREZ, AND WIFE ELVIA ANDREA RAMIREZ***, their heirs and assigns, forever.

Grantors covenant with the grantees herein that grantors are lawfully seized and possessed of said lands, in fee simple; that grantors have a good and lawful right to convey same; that same are unencumbered; and grantors do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

The preparer of this instrument has not given any party hereto any tax advice regarding the consequences of this conveyance.

IN WITNESS WHEREOF, the grantors have executed this instrument on this the 25th day of February, 2013.

Robert Neil Fuson

ROBERT NEIL FUSON, GRANTOR

Barbara Faye Fuson

BARBARA FAYE FUSON, GRANTOR

STATE OF TENNESSEE

COUNTY OF WARREN

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, ROBERT NEIL FUSON, AND WIFE BARBARA FAYE FUSON, the within named grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who acknowledged to me that they executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in McMinnville, Tennessee, on this the 25th day of February, 2013.

Sherry Burdette
NOTARY PUBLIC

SHERRY BURDETTE
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

My commission expires: 10/5/13

Failure to properly record this instrument could seriously jeopardize your ownership rights.

BOOK 4919 PAGE 529

Restrictions applicable to lots 6-19 inclusive, of the Tom C. Lamb Subdivision Section Four as of Record in Book 4675, page 151 Register's Office Davidson County, Tennessee.

Whereas, Tom C. Lamb is the owner and developer of Tom C. Lamb Subdivision Section Four, and,

Whereas, Tom C. Lamb desires to place certain restrictions on lots 6-19 inclusive of this subdivision, and;

Whereas, Tom C. Lamb, the present owner, desires to transfer title to these lots together with the restrictions as set forth herein and the responsibility of enforcement to the new owners.

Now therefore, Tom C. Lamb does hereby declare the following restrictions on lots 6-19 inclusive, running with the title to the property, and his right of enforcement to the new owner of each of these lots as title is transferred.

1. Points of ingress and egress is restricted to the points as shown on the recorded plat.

2. Drive easements as shown on the recorded plat are for the use and benefit of the owners or occupants of lots 6-19 inclusive and shall be used for access and parking for any and all of these lots.

3. No structure, sign or barrier of any type shall be permitted which would create an inconvenience to the owner or occupant of any lot.

4. It shall be the responsibility of all property owners of lots 6-19 to pay their prorata share of taxes and maintance on easement between lots # 12 and 13.

5. Drive easements shall be maintained in accordance with specifications as approved by all of the owners, either through an owners association or individually.

6. Parking spaces shall be shown only in accordance with a master plan for lots 6-19 inclusive and approved by all of the owners either through an owners association or individually.

7. For any decision matter the record owner of any lot shall be considered as one (1) vote.

8. The owner of any lot may enforce or cause to be enforced any item as set forth in this instrument.

These restrictions are for the protection, use, and benefit of all of the owners of lots 6-19 inclusive of this subdivision and any amendment thereof must be approved by the same.

(1) Easement for sidewalk and driveways in front, side and rear of the property herein described.

(2) Subject to the rights of adjacent property to all party walls.