BILL GARRETT, Davidson County
Trans:T20130041458 DEEDWARR
Recvd: 05/17/13 14:10 2 pgs
Fees:13.00 Taxes:74.00
20130517-0050111

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Ted S. Ramirez
Affiant

Subscribed and sworn to before me, this 17TH DAY OF MAY, 2013.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-16

(AFFIX SEAL) MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ted S. Ramirez, unmarried	Same as new owner	04316007600
	(NAME)	
1068 Louisville Highway Lot #1		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The Estate of Jo Dean Ferrell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ted S. Ramirez, unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. 25 IN THE KINGSWAY GREEN SUBDIVISION IN A PLAT OF WHICH IS OF RECORD IN BOOK 3842, PAGE 227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO HERMAN W. FERRELL AND WIFE, JO DEAN FERRELL BY WARRANTY DEED FROM JAMES E. REID, A SINGLE PERSON, OF RECORD IN BOOK 7348, PAGE 336, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HERMAN W. FERRELL HAVING PREDECEASED JO DEAN FERRELL. JO DEAN FERRELL HAVING SINCE DIED TESTATE, A RESIDENT OF ROBERTSON COUNTY, TENNESSEE, ON NOVEMBER 15, 2012. DARRELL DAVID GOODIN EXECUTES THIS INSTRUMENT AS EXECUTOR, PURSUANT TO THE LAST WILL AND TESTAMENT OF JO DEAN FERRELL, CASE NUMBER 74CH1-2013-CV-119 IN THE ROBERTSON COUNTY CHANCERY COURT, SPRINGFIELD, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 114 Edward VII Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 17th day of May, 2013.

WARRANTY DEED
(Continued)

The Estate of Jo Dean Ferrell

Darrell David Goodin, EXECUTOR
Darrell David Goodin, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darrell David Goodin, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of The Estate of Jo Dean Ferrell and is authorized to execute this instrument.

Witness my hand and official seal, this the 17th day of May, 2013.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072