THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130045674 DEEDWARR
Recvd: 06/03/13 08:49 2 pgs
Fees:13.00 Taxes:480.63

20130603-0055353

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***129,900.00.

Affiant

Subscribed and sworn to before me this 31st day of May, 2013.

Notary Public

My Commission Expires: 9/21/15

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Victoria M. Stead 119 Welshwood Court Goodlettsville, Tennessee 37072	New Owner	MAP 026-07-0 PARCEL 064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars ($***129,900.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Renee Ramos, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Victoria M. Stead, a single woman, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 170 on the Plan of Windsor Green, Phase 1, Section 3, of record in Book 6250, page 46, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Renee Ramos, unmarried, by Warranty Deed dated May 24, 2007, from Joseph G. Helmer, unmarried, of record as Instrument No. 20070529-0063305 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 119 Welshwood Court, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Windsor Green, Phase 1, Section 3, of record in Book 6250, page 46, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 31 day of May, 2013.

Renee Ramos
by: Mitchell A Watts, Attorney in Fact
Rehee Ramos by Mitchell A. Watts,
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Renee Ramos and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Renee Ramos.

WITNESS my hand and official seal this 31st day of May, 2013.

Christine L. Lind
Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

My Commission Expires: _____