BILL GARRETT, Davidson County
Trans:T20130069923 DEEDWARR
Recvd: 08/14/13 10:43 2 pgs
Fees:13.00 Taxes:573.13

20130814-0085273

# WARRANTY DEED

B-BR-13-4257

ANGELA G. BATSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-6-2014
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ruben G. Ramos | Sumner Bank and Trust (NAME) | |
| 4257 Brackenwood Drive | 780 Browns lane (ADDRESS) | |
| Old Hickory, TN 37138-4218 (CITY) (STATE) (ZIP) | Gallatin, TN 37066 (CITY) (STATE) (ZIP) | 06409021400 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL BATSON AND WIFE, REBECCA A.. BATSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RUBEN G. RAMOS AND STEVIE M. RAMOS, hereinafter called the Grantee(s), 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. 54 ON THE PLAN OF SOUTHFORK, SECTION ONE, OF RECORD IN PLAT BOOK 6250, PAGES 384-385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DANIEL BATSON AND WIFE, REBECCA A. BATSON BY DEED FROM DANIEL BATSON, DATED 03/20/2012 AND FILED FOR RECORD ON 03/22/2012 IN INSTRUMENT 201203220024514, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6250, PAGE 384, PLAT BOOK 6250, PAGE 385; BOOK 6596, PAGE 797; BOOK 6596, PAGE 797; BOOK 6566, PAGE 208; BOOK 6790, PAGE 998, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 4257 Brackenwood Drive, Old Hickory, Tennessee 37138-4218
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of August, 2013.

Daniel Batson

Rebecca A.. Batson

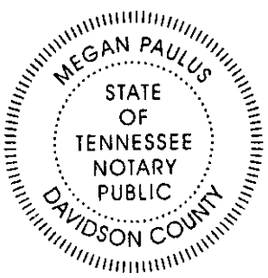
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL BATSON AND REBECCA A.. BATSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of August, 2013.

Notary Public
My Commission Expires: 1-9-16
(SEAL)




**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903