13-1-222

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $346,000.00

Lwyanne Thomas
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF AUGUST, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5631 RAMSEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Michael S. Ramsey and Cindy E. Ramsey	~~same~~ Franklin Synergy Bank	172-14-0B-015.00 CO
4533 Winfield Drive	722 Columbia Ave	
Nashville, TN 37211	Franklin TN 37064	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ADRIAN JARQUIN-VALDIVIA AND WIFE TAWANA JARQUIN-VALDIVIA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MICHAEL S. RAMSEY AND WIFE CINDY E. RAMSEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4533 Winfield Drive, Nashville, TN 37211

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/or 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/or 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 hand ~~on the 12th day of~~ August, 2013.

Adrian Jarquin-Valdivia

Tawana Jarquin-Valdivia

STATE ~~OF TENNESSEE~~
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ADRIAN JARQUIN-VALDIVIA AND TAWANA JARQUIN-VALDIVIA, the bargainor(s), 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 Franklin, Tennessee, this 12th day of August, 2013.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans:T20130071293 DEEDWARR
Recvd: 08/19/13 11:58 2 pgs
Fees:13.00 Taxes:1280.20
20130819-0086926

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 15, PHASE 1, SECTION 1, REVISION 1, WINFIELD PARK, as shown on plat of record in Instrument No. 20010313-0024108, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adrian Jarquin-Valdivia and Tawana Rena Poore by Deed from Jeffrey T. Palmer, unmarried and Michael Brent Foster, unmarried, recorded on the 2nd day of March, 2004 in Instrument No. 20040302-0023305, in the Register's Office of Davidson County, Tennessee.

Tawana Rena Poore having since married Adrian Jarquin-Valdivia and is now known as Tawana Jarquin-Valdivia.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, SECTION 1, REVISION 1, WINFIELD PARK, as recorded in Instrument No. 20010313-0024108, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11113, Page 691 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Sewer Line, recorded in Book 11124, Page 852.

f. Deed to Homeowners Association for Open Space recorded at Instrument No. 20020515-0059528.