Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130088070 DEEDWARR
Recvd: 10/11/13 11:05 2 pgs
Fees:13.00 Taxes:517.63

20131011-0106777

07-1307-85258

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of September, 2013.
October

Notary Public
My commission expires: 9.12.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Dana Forrest 204 Wildgrove Court Antioch TN 37013	US Bank 7601 Pen Ave. S #A1 Richfield, M 55423	176-05-0-B-033.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lisa Marie Ramsey, Linda Lee Pelham, Lois Elaine Breedlove, Eric Mason Warren, and Ronnie Madison Ramsey, all as devisees of Mildred Marie Lester Warf, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dana Forrest and Marisela Cordero Alcaraz,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *, husband and wife

Land in Davidson County, Tennessee, being Lot No. 128, on the Plan of Plan of Hickory Woods Estates, Section "C", of record in Book 6900, Pages 885-, 886, and 887, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marie L. Warf by deed from Butler Builders, LLC, dated May 1, 1996, recorded May 2, 1996, of record in Book 10036, Page 594, Register's Office for Davidson County, Tennessee. The said Marie L. Warf having since died. By Will of Mildred Marie Lester Warf, Instrument No. 20130418-0038443, Register's Office for Davidson County, Tennessee, subject property was devised to Lisa Marie Ramsey, Linda Lee Pelham, Lois Elaine Breedlove, Eric Mason Warren, and Ronnie Madison Ramsey. Also see Affidavit of Heirship of record in Instrument No. 20130418-0038444, said Register's Office.

Marie L. Warf is one and the same person as Mildred Marie Lester Warf.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 204 Wildgrove Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

also

WITNESS my hand this 3 day of ~~September~~ October, 2013.

Lisa Marie Ramsey

Linda Lee Pelham

Lois Elaine Breedlove

Eric Mason Warren

Ronnie Madison Ramsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisa Marie Ramsey and Ronnie Madison Ramsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in office, this 9th day of September, 2013.

~~Notary Public~~

My Commission expires: 1-11-17

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Lee Pelham, Lois Elaine Breedlove and Eric Mason Warren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 3 day of ~~September~~ October, 2013.

~~Deborah K. Devine,~~ Notary Public
DEBORAH K. DEVINE

My Commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016