BILL GARRETT, Davidson County
Trans:T20130092429 DEEDWARR
Recvd: 10/29/13 08:30 2 pgs
Fees:13.00 Taxes:481.00

20131029-0112094

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $130,000.00.

Affiant

Subscribed and sworn before me this the 25th day of October, 2013.

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Emmanuel Salazar Ramos	Primary Residential Mortgage	150-16A-134CO
3433 Whitesail Court	1480 North 2200 West	
Antioch, TN 37013	Salt Lake City, Utah 84116	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JERARD D. WOODS AND WIFE, JOVAUN L. WOODS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EMMANUEL SALAZAR RAMOS, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Final Plat of Windhaven Shores, Section Four, of record in Instrument No. 20041222-0152517, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jerard D. Woods and wife, Jovaun L. Woods by deed from, H & B Builders, LLC, dated September 26, 2006, of record in Instrument No. 20060927-0119503, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3433 Whitesail 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 hand this the 24 day of October, 2013.

Jerard D. Woods

Jovaun L. Woods

STATE OF Texas

COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerard D. Woods and wife, Jovaun L. Woods, 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 and official seal this 24 day of October, 2013.

My commission expires: 03/01/2016

Notary Public

JESSICA HUBBARD
Notary Public, State of Texas
My Commission Expires
March 01, 2016