Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140001556 DEEDWARR
Recvd: 01/08/14 11:06 2 pgs
Fees:13.00 Taxes:296.00
20140108-0002046

06-1311-75415

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 24th day of December, 2013.

Notary Public
My commission expires: 8/23/14

LINDSEY G. BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

[redacted]

Address of New Owner:
Rodolfo Hernandez-Ramierz
1903 Laurinda Drive
Nashville TN 37217

Send Tax Bills to:
Bank of America, N.A.
4500 Amon Carter Blvd.
Ft. Worth, TX 76155

Tax Information:
107-05-0-128.00

[redacted]

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, Vonnie Faye Degges, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rodolfo Hernandez-Ramierz, an unmarried man, hereinafter called the Grantee, his successors and assigns, a 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. 127, on the Plan of Bel-Air, Section Two, of record in Book 2900, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ira D. Degges and wife, Vonnie Faye Degges by deed from Joseph A. Minor and wife, Lynda J. Minor, dated May 14, 1982, recorded May 17, 1982, of record in Book 5887, Page 31, Register's Office for Davidson County, Tennessee. The said Ira D. Degges having since died.

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 1903 Laurinda Drive, Nashville, TN 37217

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.

WITNESS my hand this 24 day of December, 2013.

Vonnie Faye Degges by Paul Donald Degges Attorney in Fact

Vonnie Faye Degges, by Paul Donald
Degges, her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, Paul Donald Degges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Vonnie Faye Degges as her attorney-in-fact, pursuant to the Power of Attorney recorded in Instrument No. 20120131-0008685, Register's Office for Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of Vonnie Faye Degges as her Attorney-In-Fact.

Witness my hand this 24 day of December, 2013.

Tabatha Edwards
Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11-3-15