BILL GARRETT, Davidson County
Trans:T20140018098 DEEDWARR
Recvd: 03/18/14 12:05 2 pgs
Fees:13.00 Taxes:314.50
20140318-0022319

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: SEP 20 2016
(AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eusebio Ramirez Martinez 3544 Albee Dr. Hermitage, TN 37076	NEW OWNER	Map 08610002400

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Linda Sprouse a ¼ interest, Homer Hibdon, Jr. a ¼ interest, Carolyn Honeycutt a ¼ interest and Brenda Bowman a ¼ interest

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Eusebio Ramirez Martinez, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot Number 35 on the Plan of Chapelwood, Section 2, of record in Plat Book 5200 at Page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Billy Joe Woodard and wife, Ruby H. Woodard by Deed from Donald R. Benton and wife, Teresa M. Benton dated 5/22/1991 of record in Book 8363, Page 346, Register's Office for Davidson County, Tennessee. Billy Joe Woodard died 2/8/2008 leaving Ruby H. Woodard as surviving tenant by the entirety. Ruby H. Woodard died testate, 10/21/2013, vesting title in Linda Sprouse a ¼ interest, Homer Hibdon, Jr. a ¼ interest Carolyn Honeycutt a ¼ interest and Brenda Bowman a ¼ interest, as devisees under the will of Ruby Mai (Hibdon) Woodard.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 5200, Page 83, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in 5333, Page 315; as amended in Book 6234, Page 193, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3544 Albee Dr., Hermitage, TN 37076**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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(s) this 14th day of March, 2014.

Linda Sprouse

Homer Hibdon, Jr.

Carolyn Honeycutt

Brenda Bowman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Homer Hibdon, Jr., Linda Sprouse, Brenda Bowman and Carolyn Honeycutt, with whom I am personally acquainted, (or who 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, at office, this 14th day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1617 Hunt Club Blvd.
Sto 200
Gallatin, TN 37066