BILL GARRETT, Davidson County
Trans:T20140027431 DEEDWARR
Recvd: 04/22/14 14:36 2 pgs
Fees:13.00 Taxes:88.80
20140422-0033791

Record & Return →

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Ramiro Deleon et ux
500 Paragon Mills Rd N-16
Nashville, TN 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel

#17301028400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bettye R. Reed, a widow,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ramiro Deleon and wife, Josie Deleon,** 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:

Land in Davidson County, Tennessee, being **Lot No. 2, Section 3-A of Dreamland Estates,** as shown by plat and survey of record in Book 6050, page 411, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles N. Reed and wife, Bettye R. Reed by Warranty Deed dated April 22, 1993, from Houston Ezell Corporation of record in Book 8929, page 503, Register's Office for Davidson County, Tennessee. The said Charles N. Reed died on November 29, 2005, leaving Bettye R. Reed as the surviving tenant by the entirety.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is _____ **improved** _Y_ **unimproved** property known as **705 Ridgeview Court, Antioch, Tennessee 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 and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **8th** day of **April, 2014.**

Bettye R. Reed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bettye R. Reed, a single woman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of April, 2014.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $24,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of April, 2014.

NOTARY PUBLIC - Thomas I. Bottorff

My Commission Expires: 10/23/2017
File #14006

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY