WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$750,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario M. Ramos Iris L. Ramos	Embrace Home Loans	117-10-0 066.00
(NAME)	(NAME)	
2325 Valley Brook Road	725 Cool Springs Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Peggy Wallace, Trustee of the Peggy Wallace Revocable Living Trust u/a/d March 12, 1977 and amended and restated February 29' 2008**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mario M. Ramos and Iris L. Ramos, husband and wife,** 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 the westerly part of Lot Nos. 8 & 9 of Block 3 on the Map of Woodmont Estates, as of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the southerly margin of Knollwood Road now Valley Brook Road at the northwest corner of the property conveyed to James W. Pearre and wife, by deed from Third National Bank, Trustee, et al, as of recent in Book 1493, page 409, said Register's Office; thence, with Pearre's westerly line, southwardly 353 feet more or less to the southerly line of Lot No. 9; thence 87 degrees West 241 feet thence, North 49 degrees 30 minutes West, 64.1 feet to the easterly margin of Valley Brook Road; thence with said Road, northeastwardly 431 feet to the beginning.

Being the same property conveyed to Margaret McLain Wallace by Warranty Deed dated May 20, 1982 from Edna G. Little, a widow of record in Book 5888, Page 900, Register's Office for Davidson County, Tennessee and further conveyed to Peggy Wallace, Trustee of The Peggy Wallace Living Trust and under Agreement dated March 12, 1997 by Quit Claim Deed dated 01/10/2008 from Margaret McLain Wallace, an unmarried woman of record in Instrument 200801170005201, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **2325 Valley Brook Road, Nashville, TN 37215**

(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.

BILL GARRETT, Davidson County
Trans:T20140057177 DEEDWARR
Recvd: 08/05/14 15:49 2 pgs
Fees:13.00 Taxes:2775.00
20140805-0070442

Witness my hand this 31st day of July, 2014.

By: Peggy Wallace, Trustee
Peggy Wallace, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy Wallace, Trustee, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument in her capacity as Trustee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st DAY OF JULY, 2014.

Commission expires:

7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public