WARRANTY DEED

ET-14-3352

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/26/16

(AFFIX SEAL)

AMIE JO GRAVITT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafael Ramos	Rafael Ramos	
721 Reeves Road (ADDRESS)	721 Reeves Road (NAME) (ADDRESS)	148-07-0-099.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICKIE LEE BROWN AND WIFE, JO ANN BROWN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAFAEL RAMOS, A MARRIED MAN,, hereinafter called the Grantee(s), their heirs and assigns, that 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. 848 on the Plan of Cherokee Hills, Section 8 of record in Plat Book 3700, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rickie Lee Brown and wife, Jo Ann Brown by deed from H. Hayes and wife, Peggy S. Carter of record in Book 7154, page 601, Re-Recorded in Book 7163, page 947, Register's Office for Davidson County, Tennessee, dated February 27, 1987 and recorded on March 3, 1987. (Value or consideration shown in aforementioned deed $60,200.00.) Being also known as 104 Rader Dr. Antioch, TN 37013.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 104 Rader Dr., Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 7th day of August, 2014.

Rickie Lee Brown

Jo Ann Brown

BILL GARRETT, Davidson County
Trans: T20140058930 DEEDWARR
Recvd: 08/12/14 09:41 2 pgs
Fees: 13.00 Taxes: 373.70

20140812-0072531

STATE OF Tennessee

COUNTY OF Wilson

On this the 7th day of August, 2014, before me personally appeared Rickie Lee Brown and wife, Jo Ann Brown to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of August, 2014.

Notary Public

My Commission Expires: 10-06-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520