Box 29

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Affiant

Subscribed and sworn to before me, this 11th day of September, 2014.

Notary Public
My commission expires:

04-1408-55225

Address of New Owner:	Send Tax Bills to:	Tax Information
Humberto Ramirez 828 Stone Hedge Court Old Hickory TN 37138	NEW OWNER	053-16-0-256.00

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, David Lee and Ashley Lee, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Humberto Ramirez, hereinafter called the Grantees, their 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. 37, on the Plan of Stone Hedge, Section Three, of record in Book 9700, Page 219 (erroneously referenced in prior deed as 265), as amended in Book 10159, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to David Lee and Ashley Lee, husband and wife by deed from Sheryl Danielle Nezat, dated May 15, 2007, recorded July 12, 2007, of record in Instrument No. 20070712-0083116, Register's Office for Davidson County, Tennessee.
>
> 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 828 Stone Hedge Court, Old Hickory, TN 37138

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.

BILL GARRETT, Davidson County
Trans:T20140068328 DEEDWARR
Recvd: 09/12/14 14:53 2 pgs
Fees:13.00 Taxes:506.90
20140912-0083900

WITNESS my hand this 11th day of September, 2014.

David Lee by Ashley Lee, Attorney-in-fact — Ashley Lee

David Lee
By: Ashley Lee, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashley Lee, 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 for the purposes therein contained.

Witness my hand in Smyrna, TN, this 11th day of September, 2014.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ashley Lee 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 instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact David Lee and that she is authorized by David Lee to execute this instrument on his behalf.

Witness my hand in Smyrna, Tennessee, this 11th day of September, 2014.

Notary Public

My Commission expires: 11-22-2014

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD