WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150014078 DEEDWARR
Recvd: 02/26/15 10:37 2 pgs
Fees:13.00 Taxes:444.00
20150226-0016551

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: March 08, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose Odilon Ramos	Jose Odilon Ramos	16210009200
(NAME)	(NAME)	
609 Sue Drive	609 Sue Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Odilon Ramos and Leonor Ramos, husband and wife** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jose Odilon Ramos and Bianca Angelica Ramos Ruiz, as 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 Lot No. 92 on the Plan of Brook View Estates Section 2 of record in Plat Book 4460, Page 163, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Odlin Ramos and Leonor Ramos, married, by deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington D.C., recorded on April 21st, 2011 in Instrument No. 20110421-0030742, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 609 Sue Drive, Antioch, TN 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 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.

Initials OR by FNR
LR by JR

Witness my/our hands this 25th day of February, 2015.

Odilon Ramos by Felipa Nery Ramos
Odilon Ramos, by Felipa Nery Ramos, his attorney in fact his attorney in fact

Leonor Ramos by Juan Ramos
Leonor Ramos, by Juan Ramos, her attorney in fact
her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of February, 2015, before me personally appeared Juan Ramos, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Leonor Ramos, and who acknowledged that such person executed the same as the free act and deed of Leonor Ramos.

Brenda R Lehman

	Notary Public

My Commission Expires: 3/8/2015

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of February, 2015, before me personally appeared Felipa Nery Ramos, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Odilon Ramos, and who acknowledged that such person executed the same as the free act and deed of Odilon Ramos.

Brenda R Lehman

	Notary Public

My Commission Expires: 3/8/2015

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No.: 10157