WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: File # 9309

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Isaias A. Ascencio-Ramos	Fifth Third Mortgage Company, ISAOA	13300007900
(NAME)	(NAME)	
4841 Jonquil Drive	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinatti, OH 45227	
(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, I, **Diyar Mayi,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Isaias A. Ascencio-Ramos, unmarried,** 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 part of Curtis E. Boylin property, now the M.D. Hale Property, described as Tract "C" in a survey by Hickerson-Miller Surveyors, dated November 9, 1965, and described in Book 5438, page 300, Register's Office for Davidson County, Tennessee, as follow:

Beginning at an iron pin 593.1 feet southerly from Paragon Mills Road on the westerly margin of Jonquil Drive; thence south 31 deg. 30' east 90.2 feet to an iron pin; thence south 19 deg. 30' east 157.6 feet, crossing a pond to an iron pin; thence south 8 deg. 30' west 85 feet to a point; thence south 81 deg. 30' east 120 feet to a point in the westerly margin of Jonquil Drive; thence along the westerly margin of said Drive south 8 deg. 30' west 189 feet to the point of beginning.

Being the same property conveyed to Diyar Mayi, by deed of record in Instrument No. 20140826-0077622 Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 4841 Jonquil Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150031115 DEEDWARR
Recvd: 04/24/15 09:53 2 pgs
Fees:13.00 Taxes:814.00
20150424-0036772

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.

Witness my/our hands this 21st day of April, 2015.

Diyar Mayi

State of Tennessee
County of Williamson

Personally appeared before me Diyar Mayi, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of April, 2015.

Notary Public
My Commission Expires: _____

File No.: 9309

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018