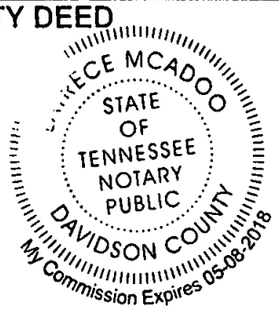
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150031120 DEEDWARR
Recvd: 04/24/15 10:01 2 pgs
Fees: 13.00 Taxes: 569.80
20150424-0036776



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: File #9389

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
Susana M. Jimenez	Pinnacle Bank	13312025700
(NAME)	(NAME)	
508 Jasmin Drive	150 3rd Avenue South Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37201	
(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, **Isaias Ascencio Ramos, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Susana M. Jimenez,** 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:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 71 on the Plan of Greenwood Hills Subdivision, Section 4 of Record in Book 4955, Page 49, in Said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed Isaias Ascencio Ramos, by deed of record in Instrument No. 20070119-0008008, 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 508 Jasmin Drive, Nashville, TN 37211
(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.

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

Isaias Ascencio Ramos

State of Tennessee
County of Williamson

Personally appeared before me Isaias Ascencio Ramos, 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.: 9389

