Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041171 DEEDWARR
Recvd: 05/28/15 09:20 2 pgs
Fees:13.00 Taxes:370.00
20150528-0048947

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018

STATE OF TENNESSEE
COUNTY OF ~~TENNESSEE~~ SUMNER
RC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

John P. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND day MAY of 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John P. Taylor	Franklin Synergy Bank	120 02 0 007.00
(NAME)	(NAME)	
1021 Aladdin Drive	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thousand And No/100 Dollars ($100,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Armando Ramos and Faviola Hurtado De Ramos, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John P. Taylor, A single man**, 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. 199 on the Map of Miro Meadows of record in Plat Book 1424, Page 94 and 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Magda Sargios and Ayamn Estfanous wife and husband by Special Warranty Deed from Renasant Bank dated February 15, 2011 and recorded February 17, 2011 as Instrument No. 20110217-0013491, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association by Trustee's Deed from J. Phillip Jones, Trustee dated May 31, 2013 and recorded June 7, 2013 as Instrument No. 20130607-0058114 pursuant to a foreclosed Deed of Trust dated February 15, 2011 and recorded as Instrument No. 20110217-0013492 by Magda Sargios and Ayamn Estfanous, wife and husband, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Armando Ramos and wife, Faviola Hurtado De Ramos by Special Warranty Deed from U.S. Bank, National Association, dated November 19, 2013 and recorded

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December 9, 2013 as Instrument No. 20131209-0124624, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1021 Aladdin Drive, Nashville, TN 37217

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, has 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 our hands this 22nd day of May, 2015.

ARMANDO RAMOS
Armando Ramos

FAVIOLA HURTADO DE RAMOS
Faviola Hurtado De Ramos

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state Armando Ramos and Faviola Hurtado De Ramos, husband and wife the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2015.

Notary Public

My Commission Expires:

(SEAL)



File Number: CLA-151748