BILL GARRETT, Davidson County
Trans: T20150069603 DEEDWARR
Recvd: 08/18/15 14:57 2 pgs
Fees: 13.00 Taxes: 370.00
20150818-0083222

Rtwd + Rtn

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JULY 2015

Notary Public

MY COMMISSION EXPIRES 5-3-14

(AFFIX SEAL)

MARY JOE HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy, Winstead, Kolb & Turner, PLLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix Manuel ~~and Ramos Ocasio~~	SWBC Mtg	33-16-137
(NAME) 209 Nelson Ct.	(NAME) 9311 San Pedro #100	
(ADDRESS) Madison TN 37115	(ADDRESS) San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MAYNARD L. LEMMONDS, a married man,** hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey unto, * ~~FELIX MANUEL~~, **unmarried,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

* Felix M. Ramos

LAND in Davidson County, Tennessee, being Lot No. 116-A, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 5200, Page 666, Register's Office for Davidson County, Tennessee, to which said plan of reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Maynard Lemmonds by deed from James M. Wolchok by deed dated January 29, 2003, of record in Instrument Number 200302050016022, Register's Office for Davidson County, Tennessee.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is ~~unimproved~~ improved x property, known as 209 Nelson Court, Madison, Tennessee 37115
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this ___ day of July, 2015.

MAYNARD LEMMONDS

RUTH M. LEMMONDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24 day of JULY, 2015, before me personally appeared MAYNARD LEMMONDS and RUTH M. LEMMONDS, to me known (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of July, 2015.

Notary Public
My Commission Expires: 10/23/2017

