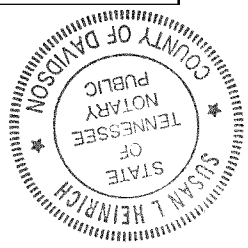
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/16 13:53 2 pgs
Fees:13.00 Taxes:610.13
20160502-0042801



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

GRN-161741

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Elyi Ramirez	Churchill Mortgage Corporation	108 12 0 120.00
(NAME)	(NAME)	
3012 Reelfoot Drive	761 Old Hickory Blvd, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Four Thousand Nine Hundred And No/100 Dollars ($164,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeremy A. Shrum and Morgan Shrum**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elyi Ramirez, Single Woman**, 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:

Being Lot No. 78 on the Plan of Reelfoot, Section One, of record in Book 5200, Page 641, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy A. Shrum by Warranty Deed from Douglas Ray Moshier and wife, Earnestine Moshier dated April 10, 2007 and recorded April 12, 2007 as Instrument No. 200704120044028, in said Register's Office for Davidson County, Tennessee.

Jeremy A. Shrum, having since married his wife, Morgan Shrum joins in this Warranty Deed for the purpose of granting her marital interest.

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 3012 Reelfoot Drive, Nashville, TN 37214

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 29th day of April, 2016.

Jeremy A. Shrum

Morgan Shrum

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jeremy A. Shrum and Morgan Shrum, the 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 29th of April, 2016.

Notary Public

My Commission Expires:

(SEAL) 9-10-18

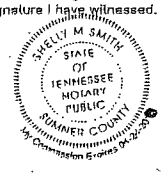


I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Commission Expires 4-24-2018

File Number: GRN-161741FC