BILL GARRETT, Davidson County
Trans:T20160057737 DEEDWARR
Recvd: 07/07/16 09:22 2 pgs
Fees:13.00 Taxes:603.10
20160707-0069407

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $163,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of July, 2016.

Notary Public
My commission expires:

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

06-1606-76462

Address of New Owner:	Send Tax Bills to:	Tax Information:
J.L. Rivera 824 Bishopsgate Road Antioch TN 37013	Wells Fargo 6200 Park Ave Des Moines IA 50321	149-02-0-B-079.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terry Ray Ramsey, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JL Rivera and Grace Rivera, husband and wife**, hereinafter called the Grantees, their successors 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. 213, on the Plan of Phase II, Piccadilly Square, of record in Book 6250, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry Ray Ramsey and wife, Kimberly Ann Ramsey by deed from Roger D. Myers and wife, Almanda G. Myers, dated September 25, 1998, recorded December 16, 1998, of record in Book 11256, Page 37, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Terry Ray Ramsey and wife, Kimberly Renee Ramsey by Quitclaim Deed from Terry Ray Ramsey and wife, Kimberly Ann Ramsey, dated August 2, 1999, recorded August 17, 1999, of record in Book 11622, Page 268, Register's Office for Davidson County, Tennessee. The said Terry Ray Ramsey and wife, Kimberly Renee Ramsey having since divorced by Final Decree of Divorce in Case No. 06D-2164 in the Circuit Court for Davidson County, Tennessee.

Further being the same property conveyed to Terry Ray Ramsey by Quitclaim Deed from Kimberly Renee Ramsey, dated September 26, 2007, recorded October 1, 2007, of record in Instrument No. 20071001-0116674, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Amber Ramsey, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 824 Bishopsgate Road, Antioch, TN 37013.

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, successors and assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of July, 2016.

Terry Ray Ramsey

Amber Ramsey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Terry Ray Ramsey and Amber Ramsey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 5th day of July, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 04.03.2020

