BILL GARRETT, Davidson County
Trans:T20160108363 DEEDWARR
Recvd: 12/09/16 09:58 2 pgs
Fees:13.00 Taxes:980.50
20161209-0129374

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 2016.

Notary Public
My commission expires: 8/18/18

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

07-1611-86548

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kevin Michael Jonas 7276 Santeelah Way Antioch TN 37013	same address as new owner	181-03-0-A-251.00 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, **Kristen Lee Ramirez and Lorenzo Ramirez, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kevin M. Jonas and Brenda J. Jonas, 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. 76, on the Plan of Section One of Phase One Addition to Indian Creek, RS-10 Subdivision - Cluster Lot Option, of record in Instrument No. 20060330-0035946, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristen Lee Ramirez and Lorenzo Ramirez, wife and husband by deed from Leemor Jewelers,Inc., a New York Corporation D/B/A Hearten Home Builders, dated September 19, 2014, recorded September 24, 2014, of record in Instrument No. 20140924-0087657, 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.

This property is improved property known as 7276 Santeelah Way, 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 1st day of December, 2016.

Kristen Lee Ramirez
Kristen Lee Ramirez

Lorenzo Ramirez
Lorenzo Ramirez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kristen Lee Ramirez and Lorenzo Ramirez**, 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 Franklin, TN, this 1st day of December, 2016.

Hillary A. Pate
State of Tennessee at Large

My Commission expires: 04/06/2020

