Name and Address of New Owner:
Persiliano Hernandez Ramirez
327 Dade Dr
Nashville TN 37211

Send Tax Statements To:
Persiliano Hernandez Ramirez
327 Dade Dr
Nashville TN 37211

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17030404

Map and Parcel: 14805014700

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stanley P. Vaught**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Persiliano Hernandez Ramirez**, an unmarried person, hereinafter called the GRANTEE, her 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, and being all of Lot No. 66, Section One, Haywood Acres, according to survey and plat of same appearing of record in Book 2900, page 17, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Stanley P. Vaught by Warranty Deed dated 07/22/2016 and filed for record on 07/25/2016 in Instrument 20160725-0076497, of the Register's Office of Rutherford County, Tennessee.

This conveyance is subject to all matters as set forth per Plat of record in Book 2900, page 17; Restrictive Covenants of record in Book 2928, page 103; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6434, page 914; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Subject property is investment property and is not the principal residence of the Grantor.

This is improved property known as: 327 Dade Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, 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.

BILL GARRETT, Davidson County
Trans:T20170043333 DEEDWARR
Recvd: 05/22/17 12:28 2 pgs
Fees:13.00 Taxes:610.50
20170522-0050582

Rec & Return
SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072

7742

WITNESS my hand this 19th day of May, 2017.

Stanley P. Vaught

State of Tennessee

County of Rutherford

Personally appeared before me, Stanley P. Vaught with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of May, 2017.

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 3/18/2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00.

Affiant Signature

Subscribed and sworn to before me, this 19th day of May, 2017.

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 3/2[illegible]/18