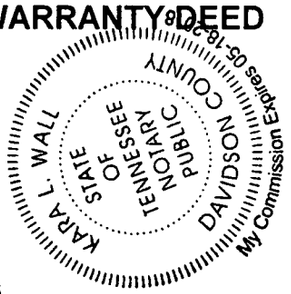
WARRANTY DEED



W-BR-17-2606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Randall Kent Ramirez, II and Kailee Ramirez	**CAPSTAR Bank d/b/a Farmington Mortgage**	
(NAME)	(NAME)	
2606 Bluefield Avenue	**2002 Richard Jones Road**	**096-01-0-077.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37215**	
(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 consideration, the receipt of which is hereby acknowledged, **JOHNATHAN COREY BARNES, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RANDALL KENT RAMIREZ, II AND KAILEE RAMIREZ, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot Nos. 2 and 3 on the Map of Bluefields Bransford Realty Company's First Subdivision of Sam P. Sweeney's Farm, of record in Book 843, Page 16, Register's Office for Davidson County, Tennessee and according to a survey made by John B. Kohl, III, Tennessee No. 100, dated October 21, 1993, described as follows:

Said part of Lot Nos. 2 and 3 front 75 feet, more or less, on the Northerly margin of Bluefield Avenue and extends back 274.7 feet, more or less, on the Northwesterly line and 286 feet, more or less, on the Southwesterly line to a dead line in the rear, measuring 84 feet, more or less, thereon.

Being the same property conveyed to Jonathan Corey Barnes, an unmarried person by Warranty Deed from Dorothy Dale Parker Howington and husband, James To. Howington of record in Instrument No. 20131203-0122834 Register's Office for Davidson County, Tennessee, dated November 27, 2013 and recorded on December 03, 2013. The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2017.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 16, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 737, Page 258, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6226, Page 197, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6226, Page 200, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20111129-0092544, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20131203-0122834 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2606 Bluefield Avenue , Nashville, Tennessee 37214**.

BILL GARRETT, Davidson County
Trans:T20170043992 DEEDWARR
Recvd: 05/24/17 09:24 2 pgs
Fees:13.00 Taxes:1150.70

20170524-0051455

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(S), 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 the 22nd DAY OF MAY, 2017.

Johnathan Corey Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNATHAN COREY BARNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212