BILL GARRETT, Davidson County
Trans:T20170049472 DEEDWARR
Recvd: 06/09/17 12:50 2 pgs
Fees:13.00 Taxes:1072.63
20170609-0058119

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$289,900.00**

Affiant

Subscribed and sworn to before me, this the 8th day of JUNE, 2017.

Notary Public

My commission expires: 5/8/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
YESY M. RAMIREZ AND JORGE RAMIREZ MERA	Pinnacle Bank ~~NEW OWNER~~	**182-01-0A-135.00 CO**
1527 Sunbeam Drive	150 3rd Avenue Ste 900	
Antioch, TN 37013	Nashville TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARIA C. MURRAY, AN UNMARRIED WOMAN AND CRYSTAL M. ATTWOOD, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yesy M. Ramirez and Richard C. Ramirez, wife and husband, and Jorge Ramirez Mera, a married man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 83, as shown on the map entitled Sunset Hills Phase Three, of record in Instrument No. 20130619-0063025, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARIA C MURRAY, AN UNMARRIED WOMAN AND CRYSTAL M. ATTWOOD, AN UNMARRIED WOMAN, by deed from D.R. HORTON, INC., A DELAWARE CORPORATION, of record in Instrument No. 20140923-0088636, dated September 15, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1527 Sunbeam Drive, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 8th day of June, 2017.

Maria C. Murray
MARIA C. MURRAY

Crystal M. Attwood, By Maria C. Murray, her attorney in fact
CRYSTAL M. ATTWOOD, BY MARIA C. MURRAY, HER ATTORNEY IN FACT

State of TEXAS)

County of Tarrant)

On this 8th day of June, 2017, before me personally appeared, **MARIA C. MURRAY,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: Nov 19, 2017 Judy Samuel
Notary Public

Judy Samuel
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 19, 2017

State of TEXAS)

County of Tarrant)

On this 8th day of June, 2017, before me personally appeared **MARIA C. MURRAY,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **CRYSTAL M. ATTWOOD**, and who acknowledged that she executed the same as the free act and deed of CRYSTAL M. ATTWOOD.

My Commission Expires: Nov 19, 2017 Judy Samuel
Notary Public

Judy Samuel
Notary Public
STATE OF TEXAS
My Comm. Exp. Nov. 19, 2017