# WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

O-VRES-17-3904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/16/19
(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) |
|---|---|---|
| **Digno Isrrael Ayala and Carmen Deisi Ramos** | new owner | |
| (NAME) | (NAME) | **041-12-0-041.00** |
| **3904 Oxbow Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | | |
| (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, **TAMISSA JO MURPHY (f/k/a Tamissa Jo Burroughs), A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIGNO ISRRAEL AYALA AND CARMEN DEISI RAMOS, 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 Lot No. 58 on the Plan of Bellshire Estates, Section III, of record in Plat Book 2133, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Westerly margin of Oxbow Drive at the corner of Lots Nos. 57 and 58; thence with the line between said two lots, Westwardly 190 feet; thence North 76 degrees, 291 West 188.7 feet to a concrete monument; thence North 4 degrees 54' West 55 feet to the corner of Lots Nos. 58 and 59; thence with the line between said two lots, Eastwardly 350.3 feet to the Westerly margin of Oxbow Drive; thence with the same Southwardly 124.4 feet to the beginning.

Being the same property conveyed to Tamissa Jo Burroughs by Quitclaim deed from Rocky J. Goodall of record in Instrument No. 20090609-0053569 Register's Office for Davidson County, Tennessee, dated December 15, 2006 and recorded on June 09, 2009.

Tamissa J. Burroughs, Tamissa J. Goodall, and Tamissa Jo Murphy are one and the same person.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 112, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 2294, Page 346 and Book 6399, Page 1, in the Register's Office for Davidson County, Tennessee;
- Easement to Madison Suburban Utility District of Davidson County, Tennessee of record in Book 2343, Page 395, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3904 Oxbow Drive , Nashville, Tennessee 37207**.

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.

BILL GARRETT, Davidson County
Trans:T20170063105 DEEDWARR
Recvd: 07/24/17 10:31 2 pgs
Fees:13.00 Taxes:703.00
20170724-0074449

Witness my/our hand(s) this the 19th DAY OF JULY, 2017.

Tamissa Jo Murphy by John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TAMISSA JO MURPHY, and who acknowledged he/she/they executed the same as the free act and deed of the said TAMISSA JO MURPHY.

Witness my hand and official seal, this the 19th of July, 2017.

Notary Public
My Commission Expires: 08/20/19
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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