Record & Return to:

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M176659

BILL GARRETT, Davidson County
Trans:T20170064049 DEEDWARR
Recvd: 07/26/17 10:58 2 pgs
Fees:13.00 Taxes:777.00

20170726-0075557

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of JULY, 2017.

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maria Estrada Rivas Daniel Estrada Rivas 104 Bess Court N., Antioch, TN 37013	SWBC Mortgage 9311 San Pedro#100 San Antonio, TX 78216	162-06-0-359.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Richard Ramsey and Jennifer Ramsey, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Maria I. Estrada Rivas and Daniel Estrada Rivas, 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, to wit:

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. 43 on the Plan of Bess Estates, Section I, as of record in Book 4460, Page 154, Register's office for said County, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Quitclaim Deed from Richard Ramsey, a married man to Richard Ramsey and Jennifer Ramsey, husband and wife, as recorded on the 29th day of January, 2013 in Instrument No. 20130129-0009428 and Warranty Deed from Ray C. Bryant, married to Richard Ramsey, a single man, as recorded on the 2nd day of June, 2010 in Instrument No. 20100602-0042412, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 104 Bess Ct. N., Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of JULY, 2017.

Richard Ramsey

Jennifer Ramsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Richard Ramsey and Jennifer Ramsey**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of JULY, 2017.

Notary Public
My Commission expires: 4-28-19

