WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $117,000.00.

Affiant

Subscribed and sworn to me on ~~07/28/17.~~ 7/31/17

NOTARY PUBLIC
My Commission Expires: 3/10/19

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hale Ronald Fisher 211 Seneca Forest Ct. Nashville, TN 37217	Bancorp South 5217 Maryland Way Brentwood, TN 37027	136-10-0B-036.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Andres Nila Ramos, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ronald **Hale** Fisher, ***unmarried** hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Described property located in Davidson County, Tennessee, to wit:

Being Lot 52 Units 52A Condominium Site Plan Lots 15-20, 41-56, Section Four, Priest Lake Forest of record in Plat Book 5200, Page 574 amending Plat Book 5200, Page 573 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Andres Nila Ramos, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 22nd day of May, 2012 in Instrument No. 20120522-0044259, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 211 Seneca Forest Ct., Nashville, TN 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 07/28/17.

BILL GARRETT, Davidson County
Trans:T20170065843 DEEDWARR
Recvd: 08/01/17 10:50 2 pgs
Fees:13.00 Taxes:432.90
20170801-0077894

Andres Nila Ramos

Andres Nila Ramos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/28/17, before me personally appeared Andres Nila Ramos, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 07/28/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

