PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

BILL GARRETT, Davidson County
Trans:T20170075209 DEEDWARR
Recvd: 08/29/17 10:26 2 pgs
Fees:13.00 Taxes:482.85
20170829-0088579

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $130,500.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 25th day of August, 2017.

Kim Murray
Notary Public

My commission expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lane B. Gonzalez		135-10-0E-010.00
1119 Ransom Way	New Owner	
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael Shannon Sykes, a single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lane B. Gonzalez, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 10, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument 20130711-0072001 and amended in Instrument 20130719-0074970, recorded in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Michael Shannon Sykes by Warranty Deed from R.J. York Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20140624-0054866, Register's Office for Davidson County, Tennessee, dated June 19, 2014 and recorded on June 24, 2014.

This is improved property known as **1119 Ransom Way, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: Covenants, Conditions and Restrictions of record in Instrument Number 20130711-0072001, Instrument No. 20130719-0074970, Instrument No. 20140703-0058673, and Instrument No. 20150619-0058800, Instrument No. 20160811-0083641, Restrictions of record as Instrument Number 20080314-0026053, Instrument No. 20080502-0044959, Instrument No. 200908210078945, an Instrument No. 20121231-012606, Master Deed and By-Laws for Villas at Ransom Park of record in Instrument Number 20051025-0128829 and as amended in Instrument No. 20061002-0121910, 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, rights of others in and to the common areas and/or elements and real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the _____ day of August, 2017.

Michael Shannon Sykes

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael Shannon Sykes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 24 day of August, 2017.

Notary Public
My Commission Expires: 5/12/21

MARCUS HUNT
Notary Public, Alabama State At Large
My Commission Expires
May 12, 2021

SolomonParks File No. 70170425
557 Sam Ridley Pkwy
Smyrna, TN 37167

MARCUS HUNT
Notary Public, Alabama State At Large
My Commission Expires

SP 11/2015