Bill Garrett Davidson County
Batch# 6178 DEEDWARR
10/02/2017 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20171002-0100165

WARRANTY DEED

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$314,000.00.**

Affiant

Subscribed and sworn to before me this 29th day of September, 2017.

Notary Public
My Commission expires: 11-30-2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jean Carlos Ramirez	U. S. Bank Home Mortgage	182-12-0A-056.00CO
7328 Smokey Hill Road	7601 Penn Ave S. A1	
Antioch, TN 37013	Richfield, MN 55423	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John P. Tipton, an unmarried man and William P. Beasley, an unmarried man, as joint tenants with rights of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jean Carlos Ramire, a single man and Carlos A. Ramirez, a married man** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 267 on the Plan of Apple Valley, a Planned Unit Development, Section 2, of record in Instrument Number 20031204-0174333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John P. Tipton, an unmarried man and William P. Beasley, an unmarried man, as joint tenants with rights of survivorship from Lifestyle Home Builders, Inc., a Tennessee Corporation by Warranty Deed on January 31, 2005, of record in Instrument Number 20050202-0012455, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as set forth on the Plat of record in Instrument No. 20031204-0174333, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020724-0088783, as amended in Instrument No. 20031208-0175884, and Instrument No. 20070205-0014780, Register's Office for Davidson County, Tennessee.
- Charter of Apple Valley Homeowner's Association, Inc., of record in Instrument No. 20020724-0088782, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Apple Valley Homeowner's Association, Inc., of record in Instrument No. 20080812-0082767, Register's Office for Davidson County, Tennessee.
- By-Laws of Apple Valley Homeowner's Association, Inc., of record in Instrument No. 20020724-0088784, as amended Instrument No. 20091116-0105278, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20020528-0064320, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **7328 Smokey Hill Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 29, 2017.

John P. Tipton

William P. Beasley by John P. Tipton as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John P. Tipton** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 29, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared John P. Tipton, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for William P. Beasley, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name William P. Beasley, the bargainor(s), by the said John P. Tipton, as Attorney-in-Fact.

WITNESS my hand and seal, this 29th day of September, 2017.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

See Power of Attorney of record in Instrument Number
_____, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)