Bill Garrett Davidson County
Batch# 13930 **DEEDWARR**
10/16/2017 10:00:17 AM 2 pgs
Fees: $13.00 Taxes: $77.70

20171016-0105612

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Affiant

Subscribed and sworn to before me, this 13TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Agustin Ramirez, an unmarried man	Augustin Ramirez (NAME)	
1225 Bubbling Well Road (ADDRESS)	1225 Bubbling Well Road (ADDRESS)	043-16-0-113.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Betty Liming, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Agustin Ramirez, an unmarried man, hereinafter called the Grantees, their heirs 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. 61 ON THE PLAN OF SECTION 1, KINGSWAY GREEN SUBDIVISION, A PLAT WHICH IS OF RECORD IN BOOK 3842, PAGE 227, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROSE MARY PIERCE, AN UNMARRIED PERSON, AND WILLIAM SHANE STANLEY, AN UNMARRIED PERSON BY WARRANTY DEED FROM LINDA N. LASTER, OF RECORD IN BOOK 6621, PAGE 541, THE SAID ROSE MARY PIERCE, DIED INTESTATE ON JUNE 20, 2012, VESTING PROPERTY TO WILLIAM SHANE STANLEY, AN UNMARRIED MAN AS TO ONE-HALF UNDIVIDED INTEREST AND HER SIBLINGS MOLLY PIERCE, BETTY LIMING, BILLY PEARCE, AND CAROLYN STANLEY, AS TO ONE-HALF UNDIVIDED INTEREST; AND BEING FURTHER CONVEYED TO BETTY LIMING BY QUITCLAIM DEED FROM WILLIAM SHANE STANLEY AND CAROLYN STANLEY, OF RECORD IN INSTRUMENT NO. 20130603-0055647, AND BY QUITCLAIM DEED FROM MOLLY PIERCE AND BILLY PEARCE, OF RECORD IN INSTRUMENT NO. 20130603-0055648, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AS ATTESTED BY AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20171016-0105611, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TEN

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 1223 Bubbling Well Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 13th day of October, 2017.

Betty Liming

WARRANTY DEED
(Continued)

STATE OF Tennessee

COUNTY OF Davidson

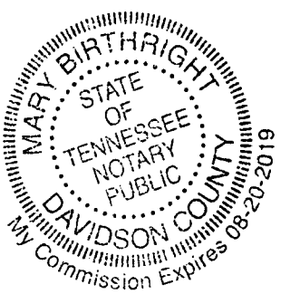
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty Liming, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of October, 2017.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072