Bill Garrett Davidson County
Batch# 33011 DEEDWARR
12/04/2017 03:02:32 PM 2 pgs
Fees: $13.00 Taxes: $370.00
20171204-0123510

Prepared by & Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $100,000.00

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Affiant

Subscribed and sworn to before me, this 27th day of November, 2017.

Notary Public
My commission expires: 7/6/20

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Erasmo Ramos 701 Coggin Pass Madison, TN 37115	New Owner	Map & Parcel Part of 070-09-0-003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jordan Shipley, a Married Man and Benjamin Dubose, a Married Man, as Tenants in Common**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Erasmo Ramos,** ~~a~~ married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Private Element A and Private Element B, Homes at 3212 Lincoln Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 3212 Lincoln Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171204-0123508, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Jordan Shipley, a married man and Benjamin Dubose, a married man, as tenants in common by Deed from Jonathan R. Walker and Jihan L. Walker, Husband and Wife as of record in Instrument No. 20170918-0094935, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
-County of Davidson Taxes for the year of 2018 and thereafter, not yet due and payable.
-Restrictions, dedications, conditions, easements and other matters shown on the plat of Alpine terrace, as recorded in Plat Book 421, Page 131, Register's Office for Davidson County, Tennessee.
- Restrictions, dedications, conditions, easements and other matters shown on the Declaration of Covenants, Conditions and Restrictions for Homes at 3212 Lincoln Avenue, a Horizontal Property Regime with Private Elements, recorded simultaneously herewith.
-All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **3212 A & B Lincoln Ave., Nashville, TN 37218**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of November, 2017.

Jordan Shipley by Benjamin Dubose
Attorney-In-Fact DBose as Attorney-in-fact

Benjamin Dubose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Benjamin Dubose**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Columbia~~ Nashville, TN, this ~~27th~~ day of November, 2017.

Notary Public
State of Tennessee at Large

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

My Commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Benjamin Dubose**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Jordan Shipley** and acknowledged that he/she executed the same as the free act and deed of the said **Jordan Shipley,** said Power of Attorney is recorded in Instrument No. 20171204-0123509, Register's Office for Davidson County, Tennessee.

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

Witness my hand and official seal at
Nashville, Tennessee
on this the 27th day of November, 2017.

NOTARY PUBLIC

My Commission Expires: _____