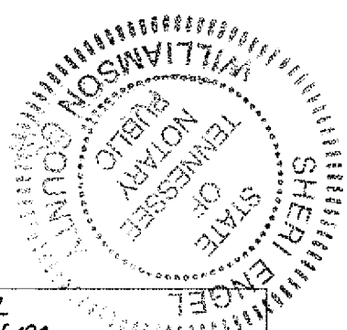
Bill Garrett Davidson County
Batch# 128936 DEEDWARR
08/14/2018 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20180814-0080341



WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Karen Fellowes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF August, 2018.

Sheri Engel
Notary Public

MY COMMISSION EXPIRES: January 5, 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly Lynn Houston	BancorpSouth Bank	
(NAME)	(NAME)	06110018600
1032 Horseshoe Dr.	2778 West Jackson St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Guadalupe Ramirez and husband Samuel Ramirez, and Victoria Ramirez, single**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holly Lynn Houston**, a single woman, HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS 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 Lot No. 18 on the Plan of Locust Grove Estates of record in Book 1424, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Said Lot No. 18 fronts 60 feet of the Westerly margin of Horseshore Drive and runs back between parallel lines 176.5 feet to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Victoria Ramirez and Samuel Ramirez and Guadalupe Ramirez by virtue of that certain Warranty Deed dated May 20, 2016, and being of record at Instrument No. 20160524-0052057 in the amount of $224,500.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 1032 Horseshoe Dr, Nashville, TN 37216
(unimproved)
(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 hand this 13th day of August, 2018.

Guadalupe Ramirez by Victoria Ramirez Attorney-in-fact

Guadalupe Ramirez, by Victoria Ramirez, Attorney In Fact

Samuel Ramirez, by Victoria Ramirez Attorney-in-fact

Samuel Ramirez, by Victoria ~~Ramirez~~ Ramirez Attorney In Fact

Victoria Ramirez

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, a Notary Public, in and for said State and County, Victoria Ramirez, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Guadalupe Ramirez and Samuel Ramirez and acknowledged that she executed the same as the free act and deed of the said Guadalupe Ramirez and Samuel Ramirez.

WITNESS my hand and official seal at office this 13th day of August, 2018.

Notary Public

My Commission Expires: Apr. 17, 2021

RON SMITH
My Notary ID # 129392245
Expires April 17, 2021

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Victoria Ramriez, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of August, 2018.

Notary Public

My Commission Expires: Apr. 17, 2021

RON SMITH
My Notary ID # 129392245
Expires April 17, 2021

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY