WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/22/2021
(AFFIX SEAL)

SARAH M DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

Bill Garrett Davidson County
Batch# 130797 DEEDWARR
08/20/2018 09:48:16 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180820-0082090

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-070875

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Everardo Correa and Everardo Correa Barajas	Wells Fargo	
(NAME) 6536 Mercomatic Court	(NAME) 8505 IBM Drive FLOOR L1	102-04-0-174.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Charlotte, NC 28262	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty Five Thousand And No/100 Dollars ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, IVETTE R. RAMOS NOW KNOW AS IVETTE BUTRON RAMOS, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EVERARDO CORREA, A SINGLE PERSON; EVERARDO CORREA BARAJAS, A MARRIED PERSON; AS INDIVIDUAL, HEREINAFTER CALLED THE GRANTEES, 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. 799 on the Plan of Charlotte Park, Section 22 of record in Plat Book 3700, Pages 67 and 68, 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 the same property conveyed to Ivette R. Ramos by Special Warranty deed from Fifth Third Investment Company of record in Instrument No. 20020807-0095050 Register's Office for Davidson County, Tennessee, dated July 30, 2002 and recorded on August 07, 2002.

Sergio Butron, spouse of Ivette R. Ramos, joins in this conveyance to convey any martial interest in said property, if any.

Ivette R. Ramos and Ivette Butron Ramos are one and the same.

unimproved ☐
This is improved ☒ property, known as 6536 Mercomatic Court, Nashville, TN 37209
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Ivette R. Ramos and Sergio Butron this 7 day of August, 2018.

Ivette R. Ramos, now known as Ivette Butron Ramos

Sergio Butron

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 7th day of August, 2018, before me personally appeared Ivette R. Ramos, now known as Ivette Butron Ramos and Sergio Butron, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of August, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)
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LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY