WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154686 DEEDWARR
10/29/2018 10:40:30 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20181029-0106752

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 12-20-20

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kendy Maricela Ramirez	Fifth Third Mortgage Company	064 04 0 091.00
(NAME)	(NAME)	
4675 Woodview Circle	5001 Kingsley Drive, Mail Drop: 1MOBA8	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bobbie Jean Nolen, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kendy Maricela Ramirez, an unmarried person**, 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:

Being Lot No. 28-B on the Plan of Zone Lot Division of Lot 28, Lake Country, of record in Plat Book 5800, Page 307, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bobbie Jean Nolen, an unmarried woman by Warranty Deed from Regional Appraisal Service, LLC dated June 30, 2011 and recorded July 6, 2011 as Instrument No. 20110706-0051785, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4675 Woodview Circle, Old Hickory, TN 37138

File Number: MFR-187283FC

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, has 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 our hands this 19th day of October 2018

Bobbie Jean Nolen by Judy Nolen Nichols Attorney in Fact

Bobbie Jean Nolen by Judy Nolen Nichols, Her Attorney In Fact

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Judy Nolen Nichols as Attorney in Fact for Bobbie Jean Nolen, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2018.

Notary Public

My Commission Expires: 12/20/20

(SEAL)

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

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

Penny U. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/17
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: MFR-187283FC