Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

RECORDING INFORMATION

Karen Y Johnson Davidson County
Batch# 178087 DEEDWARR
12/26/2018 04:06:07 PM 2 pgs
Fees: $13.00 Taxes: $1,058.20

20181226-0125396

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $286,000.00.

KGA
Affiant

Sworn to and subscribed before me this 20th day of December, 2018.

Notary Public

My Commission Expires: _____

(SEAL)

MCKENZIE TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Noe Ramirez Ramirez 1284 A Campbell Road Goodlettsville, TN 37072	NEW OWNER	033-00-0-006.00

This Indenture is made on the 20th day of December, 2018, by and between **JOSHUA S BLACK, UNMARRIED** ("Grantor"), and **NOE RAMIREZ RAMIREZ, A MARRIED MAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, being a part of the Southwest part of Lot Number 3 on the map of the Cola Lands of record in Plat Book Number 1, Page 100, of the Chancery Court of Nashville, also of record in Book 58, Page 47, Register's Office for said County and described as follows:

Beginning at a point in the North margin of Campbell Lane at the Southwest corner of a tract of one acre, more or less, conveyed to E.R. Clark of record in Book 1110, Page 218, said Register's Office, and being the same part of the 30.54 acre tract conveyed to Lee A. Coleman and wife, from Nora Wood Clark, etal by deed of record in Book 1286, Page 258, Register's Office of Davidson County, Tennessee; thence with the North margin of Campbell Lane, North 88 degrees 30' West 115 feet, more or less, to an iron pin; thence North 4 degrees 15' East 211 feet, more or less, to an iron pin; thence North 1 degrees 30' East 227 feet, more or less, to an iron pin; thence South 86 degrees 30' East 247 feet, more or less, to an iron pin; thence South 1 degrees 30' West 227 feet to a corner post, being the Northeast corner of said 1 acre tract conveyed to E.R. Clark; thence along Clark's North line, North 85 degrees 45' West 147 feet to a corner post, being the same corner post in the above said tract conveyed to E.R. Clark and being the Northwest corner; thence South 4 degrees 15' West 297 feet, more or less, to the point of beginning, containing two (2) acres, more or less, in accordance with a survey made by Norman Jerkins, Surveyor, dated May 6, 1954.

Being the same property conveyed to Joshua S. Black and Amanda L. Black, husband and wife by Warranty Deed from William M. Bell, unmarried of record in Instrument Number 20140403-0027845, Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 03, 2014.

Final Decree of Divorce recorded in Instrument Number 20160404-0031905.

Being the same property conveyed to Joshua S. Black, unmarried by quitclaim deed from Amanda L. Black of record in Instrument No. 20170804-0079948 Register's Office for Davidson County, Tennessee, dated 06/23/2017 and recorded on 08/04/2017. Campbell Road Goodlettsville, Tennessee 37072.

This is improved property known as 1284 A Campbell Road, Goodlettsville, TN 37072.

This conveyance is being made subject to:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1, Page 100 of the Chancery Court of Nashville, also of record in Book 58, Page 47, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenant for Detached Structure of record in Instrument Number 20150126-0007344, in the Register's Office for Davidson County, Tennessee.

4. Easements or claims of easements not shown by the Public Records.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 20th day of December, 2018.

GRANTOR:

Joshua S Black

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JOSHUA S BLACK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2018.

Notary Public

My Commission Expires: 03/24/2020

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY