Karen Johnson Davidson County
Batch# 211738 DEEDWARR
03/29/2019 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $495.80
20190329-0028671

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00 SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF MARCH, 2019 Notary Public MY COMMISSION EXPIRES: MARCH 7, 2023 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COLLINS LEGAL, PLC
414 Union Street
Suite 1110
Nashville, TN 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus Alejandro Ramirez and Lilana Ramirez	First National Bank of America	162-02-0-195
(NAME) 5028 Colemont Drive	(NAME) 241 East Saginw Street	
Nashville, TN 37013	East Lansing, MI 48823	

WARRANTY DEED

THIS INSTRUMENT, made and entered into this **March 27, 2019** by and between **Transfiguration House Trust.** *("Grantor")* and **Jesus Alejandro Ramirez and Lilana Ramirez** *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED THIRTY FOUR THOUSAND AND 00/100 ($134,000.00)** DOLLARS cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged. I **Joseph Anthony Derryberry, Trustee of Transfiguration House Trust,** hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lilana Ramirez and Jesus Alejandro Ramirez, husband and wife, as joint tenants** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of TN, whose address is 5028 Colemont Drive, Nashville, TN 37013 and further described as follows to wit:

Lot 199, Plan of Colewood Acres, Section 3, as shown on plat of record in Plat Book 4175, Page 45 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Transfiguration House Trust, Agent Tony Derryberry by Quitclaim Deed dated June 25, 2010, and recorded as Instrument Number 20100706-0052628 in the Register's Office of Davidson County, Tennessee.

The same Joseph Anthony Derryberry, listed above as the Trustee of Transfiguration House Trust, that is the president of Transfiguration House, Inc. a non-profit corporation

incorporated under the laws of Tennessee. Joseph Anthony Derryberry is also commonly known as Tony Derryberry. This warranty deed conveyes all equitable interest that either Transfiguration House Trust, Transfiguration House, Inc. or Joseph Anthony Derryberry has in the property.

This improved property is also known as 5028 Colemont Drive Antioch, TN 37013.

This conveyance is made subject to:

(1) Property taxes for the year 2019, a lien not yet due and payable, said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for the payment of said taxes, and

(2) all applicable zoning ordinances

(3) all requirements found on the commitment.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

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 GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 27th day of March, 2019.

GRANTORS:

Transfiguration House Trust
Joseph Anthony Derryberry, Trustee

Transfiguration House, Inc.
Joseph Anthony Derryberry, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Grover Collins, of the State and County aforesaid, personally appeared **Joseph Anthony Derryberry**, Trustee of Transfiguration House Trust and President of Transfiguration House, Inc., who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee of Transfiguration House Trust and President of Transfiguration House, Inc., the within named bargainors, and that he as such Trustee and President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Transfiguration House Trust and Transfiguration House, Inc. by himself as Trustee and President.

WITNESS my hand and seal this 27 day of MARCH, 2019.

NOTARY PUBLIC

GROVER COLLINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
05-07-2021
COUNTY OF DAVIDSON

My Commission expires: 9/7/21

True Copy Certification

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

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER