WARRANTY DEED

Karen Johnson Davidson County
Batch# 227690 DEEDWARR
05/09/2019 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20190509-0043407

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 5-2022
(AFFIX SEAL)

ANNA E. ROWLAND NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hugo A Ramirez		148 15 0 218.00
(NAME)	(NAME) New Owner	
204 Clipper Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Clem Daniel Hizer, Jr. and wife Jill A. Hizer, as tenants by the entirety**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hugo A Ramirez, a married man**, 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. 24 on the Plan of Section 6, Apache Hills, of record in Book 5200, page 173, Register's Office for said County.

Said Lot No. 24 fronts 64.0 feet on the southeasterly margin of Clipper Court and extends back 127.06 feet on the northeasterly line and 127.52 feet on the southwesterly line to a line in the rear, measuring 64.0 feet thereon.

Being the same property conveyed to Clem D. Hizer et ux Donna E. Hizer by Warranty Deed from W. L. Bainbridge, Inc., dated October 10, 1980 and recorded October 31, 1980 in Book 5672, Page 714, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Clem Daniel Hizer, Jr. and wife, Jill A. Hizer, as tenants by the entirety by Quit Claim Deed from Clem D. Hizer and wife, Donna E. Hizer dated February 20, 2013 and recorded February 21, 2013 as Instrument No. 201302210017274, 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.

File Number: GRN-1902970SSO

unimproved ☐

This is improved ☒ property, known as 204 Clipper Ct, Nashville, TN 37211

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 our hands this 7 day of May, 2019

Clem Daniel Hizer, Jr.

Jill A. Hizer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Clem Daniel Hizer, Jr. and wife Jill A. Hizer, 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 7th of May, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

File Number: GRN-1902970SSO

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