NEW OWNER:

SHARON MARIA RAMOS
1807 B CEPHAS STREET
NASHVILLE, TN 37208

SEND TAX BILLS TO:
LOAN DEPOT.COM
26642 TOWNE CENTRE DRIVE
FOOTHILL RANCH, CA 92610

Map 81, Control Map 4E
Group 7
Parcel 2.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 19-0853

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 261614 **DEEDWARR**
07/24/2019 02:03:29 PM 3 pgs
Fees: $18.00 Taxes: $1,431.53
20190724-0072707

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eighty-Six Thousand Nine Hundred and 00/100 Dollars ($386,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NEWSOM REAL ESTATE INVESTMENTS, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SHARON MARIA RAMOS,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Located in Davidson County, Tennessee and being known and designated as all of Unit B of CEPHAS TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, WHICH IS A PLANNED UNIT DEVELOPMENT, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING CEPHAS TOWNHOMES, CITY OF NASHVILLE, COUNTY OF DAVIDSON, TENNESSEE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record at Instrument Number 20190611-0055843, in the Register's Office for Davidson County, Tennessee. Further reference is hereby made to the Site Plan of Units A & B Cephas Townhomes, set forth in Exhibit A-2 of said Declaration for the location of the Unit described herein.

Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Instrument Number 20190611-

0055843, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the Site Plan of Units A & B Cephas Townhomes set forth in Exhibit A-2 of said Declaration, said Register's Office.

Being a portion of the same property conveyed to NEWSOM REAL ESTATE INVESTMENTS, LLC, by Quitclaim Deed from Michele Burks, dated May 14, 2018, of record in Instrument Number 20180515-0046293, and by Quitclaim Deed from J. C. Pickett a/k/a J. C. Bernard Pickett, dated May 14, 2018, of record in Instrument Number 20180515-0046294, and by Warranty Deed from Raymond Ufford, a single man, dated June 26, 2017, of record in Instrument Number 20170628-0064963, all in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **1807 B CEPHAS STREET, NASHVILLE, TN 37208**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 161, Page 174, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 17th day of July, 2019.

NEWSOM REAL ESTATE INVESTMENTS, LLC

By: _____

Frank Newsom, II
Its: Managing Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Frank Newsom, II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Managing Member** of **NEWSOM REAL ESTATE INVESTMENTS, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 17th day of July, 2019.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

My commission expires:_____

****

The actual consideration or value, whichever is greater, for this transfer is **$386,900.00** .

AFFIANT

Sworn to and subscribed to before me this 17th day of July, 2019.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY