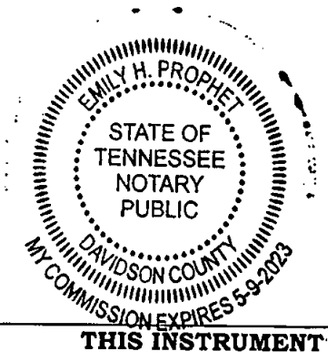


State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$195,000.00**

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2019. E Prophet

Notary Public

My commission expires: 5-9-2023
(AFFIX SEAL)

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ALEJANDRO VICENCIO RAMIREZ	Alejandro Ramirez	162-05-0-244
320 Ocala Drive	1005 Stockell St	Karen Johnson Davidson County Batch# 309523 **DEEDWARR** 11/01/2019 09:26:15 AM 2 pgs Fees: $13.00 Taxes: $721.50
Nashville, TN 37211	Nashville, TN 37207	20191101-0112476

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
SHIRLEY I. BUCHANAN

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
ALEJANDRO VICENCIO RAMIREZ

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 108, as shown on the map entitled Section 3, Hickory Valley Subdivision, of record in Book 4460, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES W. BUCHANAN AND WIFE, SHIRLEY I. BUCHANAN, by deed from SARAH L. BROWN, of record in Book 6838, page 831, dated April 15, 1986, said Register's Office. The said James W. Buchanan having since died on or about May 8, 1995, leaving Shirley I. Buchanan the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 320 Ocala Drive, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this 31st day of October, 2019.

Shirley I Buchanan
SHIRLEY I. BUCHANAN

State of Tennessee)

County of Davidson)

On this 31st day of October, 2019, before me personally appeared, **SHIRLEY I. BUCHANAN,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 3-8-22 Jacqueline G Brown
Notary Public

