Karen Johnson Davidson County
Batch# 331929 DEEDWARR
12/19/2019 08:03:05 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20191219-0130781

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Arthur Ray Raines
912 Sandburg Ct.
Nashville, TN 37214

MORTGAGEE
CME Lending Group LLC
711 Plaza Dr.
Chesterton, IN. 46304

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
108-08-0-236.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Elder Ricardo Ramirez Dardon and Carlos Ramirez,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Arthur Ray Raines and Celeste Voris Raines, husband and wife,** 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. 93 on the plan of Reelfoot, Section Two, of record in Book 5200, Page 727, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elder Ricardo Ramirez Dardon, a single man and Carlos Ramirez, a single man, by deed from Heather Foster-Wade and Sheila Wade, tenants in common with right of survivorship, dated May 12, 2015 of record in Instrument No. 201505140044639, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6411, Page 920; 10' Easement for road purposes of record in Book 6107, Page 80 and Book 6107, Page 84; Sanitary Sewer Easement of record in Book 7322, Page 359; Water line Easement of record in Book 7322, Page 386; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 727, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **912 Sandburg Ct. Nashville, TN 37214.**

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 6th day of December, 2019.

Elder Ricardo Ramirez Dardon

12/6/19

Carlos Ramirez

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Elder Ricardo Ramirez Dardon and Carlos Ramirez, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY