WARRANTY DEED

Karen Johnson Davidson County
Batch# 524800 **DEEDWARR**
12/04/2020 01:51:27 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20201204-0141284

Y-SB-BMR-20-432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Albert Ramirez and Mary Aileen Fitzgerald	NEW OWNER	
(NAME)	(NAME)	**128-16-0B-041.00.CO**
432 Summit Oaks Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LORI BOBBITT-POWERS AND JACOB RYAN POWERS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALBERT RAMIREZ AND MARY AILEEN FITZGERALD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 41 on the Plan of Phase One, Summit Oaks, a Planned Unit Development of record in Plat at Instrument No. 20020129-0011883, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lori Bobbitt-Powers and husband Jacob Ryan Powers by Warranty deed from Donn C. Hansen and wife, Gayle S. Hansen of record in Instrument No. 20050308-0025499 Register's Office for Davidson County, Tennessee, dated March 04, 2005 and recorded on March 08, 2005.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20020129-0011883, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020214-0019518, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20020131-0013598, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020103-0001057, in the Register's Office for Davidson County, Tennessee.
- Agreement for License of record in Instrument Number 20130128-0008626, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **432 Summit Oaks Dr, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 30th DAY OF NOVEMBER, 2020.

Lori Bobbitt-Powers by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record on 12/4/2020, 2020, in Instrument Number 20201204-0141282 Register's Office for Davidson County, Tennessee.

Jacob Ryan Powers by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record on 12/4/2020, 2020, in Instrument Number 20201204-0141283 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LORI BOBBITT-POWERS AND JACOB RYAN POWERS, and who acknowledged he/she/they executed the same as the free act and deed of the said LORI BOBBITT-POWERS AND JACOB RYAN POWERS.

Witness my hand and official seal, this the 30th of November, 2020.

Notary Public
My Commission Expires _____
(SEAL)

STEPHANIE DOME
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021