WARRANTY DEED

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
03TN05364

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006
(AFFIX SEAL)

GAIL E. INTERCOM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Ruffin	American Mortgage Network	135-10C-81
(NAME)	(NAME)	
1841 Olive Circle	600 South Hwy 169 #250	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	St. Lous Park, MN 55426,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, General Construction Company, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Travis Ruffin unmarried, 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. 64 on the Plan of Ransom Park, Section Three, of record in Instrument No. 20030718-0101335, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This conveyance is subject to any and all existing restrictions and easements of record.

Being part of the same property conveyed to General Construction Company, Inc. by deed of record in Instrument No. 20030815-0118366, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 1841 Olive Circle, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 11/10/03 14:14 2pgs
Fees:13.00 Taxes:575.54
20031110-0164513

Witness our hands this 31st day of October, 2003.

General Construction Company, Inc.

By: Linda Layne

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Linda Layne with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sec/Treas. of the General Construction Co. a corporation, and that he as such she executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Sec/Treas.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2003.

Commission expires: May 28, 2006

Victor Hazelwood

Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006