File No. 250400588

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/05 14:41 2 pg
Fees:13.00 Taxes:608.65

20050503-0049377

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,500.00

James Ruiz by Denise Ruiz attorney in fact

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: March 25, 2006 (SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ruiz	WR Starkey Mortgage, LLP	172-12-0-A-109.00 CO
(NAME) 1449 Woodfield Dr.	(NAME) 5055 W. Park Blvd, Ste. 300	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Plano, Texas 75093	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **James O. Frye Jr.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Ruiz and wife Denise Ruiz**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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 all of Lot No. 348, on the Plan of Section Eight, Bradford Hills, as shown by plat appearing of record in Plat Book 7900, Pages 387-388, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James O. Frye, Jr. and wife, Rhonda A. Frye by Warranty Deed dated November 16, 1992 of record in Book 8792, Page 529, and being further conveyed to James O. Frye, Jr. by Quitclaim Deed dated September 8, 1998 of record in Book 11166, Page 568, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 8069, Page 170 and in Book 8634, Page 799; By-Laws of record in Book 8071, Page 531; Charter for Homeowners' Association of record in Book 8071, Page 520; Water Easement of record in Book 8377, Page 769; Sewer Easement of record in Book 8377, Page 808; All matters on the Boundary Plat of record in Plat Book 7900, Page 6; Sanitary Sewer and/or Storm Drainage Easement of record in Book 10316, Page 622; Conveyance of Open Space and Common Areas to Homeowners' Association of record in Book 9779, Page 672; all matters shown on plat of record in Plat Book 7900, Pages 387-388; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1449 Woodfield Dr., Nashville, TN 37211
(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 GRANTEE(S), HIS 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), 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 29th day of April, 2005.

~~James O. Frye Jr.~~

Witness my/our hand(s) this 29th day of April, 2005.

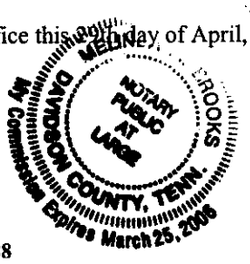
James O. Frye Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Witness my hand at office this 29th day of April, 2005.

Commission expires:



Notary Public

File Number: 250400588

RETURN TO:

Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064