WARRANTY DEED

ET-11-2383

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Monnie J. Buchanan
Affiant

Subscribed and sworn to before me, this 18th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-05-15

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberto Fabian Ruiz	F&M Bank	
240 Graeme Drive	(NAME) 50 Franklin Street	95-2-40.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RYAN H. LEWIS, A MARRIED MAN, JOINED BY HIS WIFE, JACQUELINE R. MEEKS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERTO FABIAN RUIZ AND APRYL L. RUIZ, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs 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 118, DONELSON HILLS, as shown on plat of record in Plat Book 2331, Pages 22 and 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ryan H. Lewis, a married man by Warranty Deed from Eva P. Finch, a single woman, by and through Lynn Finch Strasser, Attorney in Fact, recorded on the 31st day of December, 2008 in Instrument No. 20081231-0124089, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) county property taxes for the year 2012 and subsequent years not yet due and payable; (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DONELSON HILLS, as recorded in Plat Book 2331, Page(s) 22 and 23; and (3) Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records

unimproved ( )
This is improved (X) property, known as 240 Graeme Drive, Nashville, Tennessee 37214
(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), 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 18th day of November, 2011.

Ryan H. Lewis

Jacqueline R. Meeks

BILL GARRETT, Davidson County
Trans:T20110074533 DEEDWARR
Recvd: 11/28/11 10:05 2 pgs
Fees:13.00 Taxes:481.00
20111128-0092094

STATE OF WASHINGTON

COUNTY OF King

On this the 18th day of November, 2011, before me personally appeared Ryan H. Lewis and Jacqueline R. Meeks to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness our hands and official seals, this the 18th day of November, 2011.



Notary Public
My Commission Expires: 1-15-12

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520