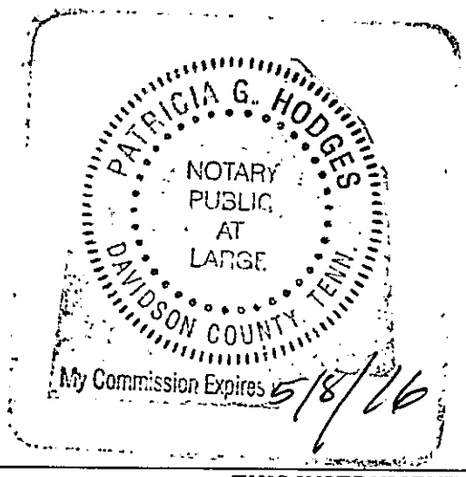


STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 122,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2012.

Notary Public

My commission expires:
5/18/16

BILL GARRETT, Davidson County
Trans:T20120092642 DEEDWARR
Recvd: 12/04/12 14:45 2 pgs
Fees:13.00 Taxes:451.40
20121204-0111597

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows: **MELAD GHEPREIAL**	Send Tax Bills To: New Owner	Map-Parcel Numbers: 149-07-0-
1216 CANYON RIDGE COURT		13-051.00 CO
NASHVILLE, TN 37210		

FOR AND IN 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 ACKNOWLEDGE, WE,

RUBEN E CRUZ and WIFE, MILAGRO M CRUZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MELAD GHEPREIAL

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 221 on the Final Plat of Canyon Ridge, Phase Two of record in Plat Book 9700, page 805 and amended in Instrument No. 20031124-0170362, Register's Office for said County, to which reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO RUBEN E CRUZ AND WIFE, MILAGRO M CRUZ BY QUITCLAIM DEED FROM MICHAEL S BLIGH, TRUSTEE OF THE CRUZ REVOCABLE LIVING TRUST DATED 12/05/11 AND RECORDED ON 12/15/11 IN INSTRUMENT NO. 20111215-0097718, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1216 CANYON RIDGE COURT, NASHVILLE, TN 37210.

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 in 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 my/our hand(s) this 31st day of October, 2012.

Ruben Cruz
RUBEN E CRUZ

Milagro Cruz
MILAGRO M CRUZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, RUBEN E CRUZ and MILAGRO M CRUZ, the within named Grantors, 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, at office, this 31st day of October, 2012.

Notary Public

My Commission Expires:

