WARRANTY DEED

G-KW-13-1601

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Douglas Ruffle
Affiant

Subscribed and sworn to before me, this 22nd DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Ruffle	SunTrust Mortgage, Inc.	
336 Costa Mesa Drive	(NAME) 901 Semmes Avenue, RVW 5023	
(ADDRESS) Toms River, NJ 08757	(ADDRESS) Richmond, VA 23224	108-16-A.00 CO
(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 PEDRO J. ARRIETA, UNMARRIED AND ELIANA GUERRA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOUGLAS RUFFLE AND WIFE, TAMMIE RUFFLE, 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 16, TIMBER RIDGE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20040113-0005330, 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 BY QUITCLAIM DEED FROM H. ANTHONY DUNCAN, TRUSTEE TO PEDRO J. ARRIETA, UNMARRIED AND ELIANA GUERRA, UNMARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS RECORDED ON THE 4TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050504-0050089 AND WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES TO PEDRO J. ARRIETA, UNMARRIED AS RECORDED ON THE 4TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050504-0050087, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN INSTRUMENT NO. 20040113-0005330; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20040115-0006462; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20040123-0009124; AND ROADWAY EASEMENT OF RECORD IN BOOK 10725, PAGE 218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1601 Timber Run 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.

BILL GARRETT, Davidson County
Trans:T20130016843 DEEDWARR
Recvd: 02/28/13 15:27 2 pgs
Fees:13.00 Taxes:564.25
20130228-0020287

Witness my/our hand(s) this 22nd day of February, 2013.

Pedro J. Arrieta

Eliana Guerra

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pedro J. Arrieta and Eliana Guerra, the within named bargainor, 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 and official seal, this the 22nd day of February, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903