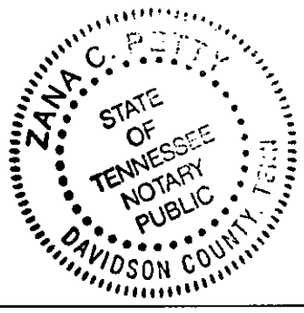
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of August, 2013.

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Arturo Rodriguez	NEW OWNER	Parcel ID:
3967 Crouch Drive		08110027800
Nashville, TN 37207		

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 acknowledged, we

Annie Lee Armstrong, a widow

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Arturo Rodriguez and wife, Crispina Ruiz
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:

Being Lot No. 345 on the Plan of J.M. and T.J. and G.W. Harding's Plan of Lots, as of record in Book 21, Page 80, Register's Office Davidson County, Tennessee.

Said Lot No. 345 fronts 50 feet on the easterly side of 23rd Avenue North, formerly Lealand Street and runs back between parallel lines 157 feet to an alley.

BEING the same property conveyed to James Armstrong and Annie Lee Armstrong by deed from Rose Epperson, of record in Book 4973, Page 140, dated June 4, 1973, Register's Office for said County. The said James Armstrong is now deceased.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 21, Page 80, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1720 23rd Avenue North, Nashville, TN 37208

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.

Witness my hand this 21st day of August, 2013.

Annie Lee Armstrong

BILL GARRETT, Davidson County
Trans:T20130072957 DEEDWARR
Recvd: 08/23/13 09:36 2 pgs
Fees:13.00 Taxes:55.50
20130823-0089021

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie Lee Armstrong, 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 at Nashville, Tennessee, this 21st day of August, 2013.

My Commission Expires: 9-9-14

Notary Public

