THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BILL GARRETT, Davidson County
Trans:T20130081413 DEEDWARR
Recvd: 09/19/13 14:35 2 pgs
Fees:13.00 Taxes:203.50
20130919-0098947

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me this the 17th day of September, 2013.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 10-28-2015

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elcar Joel Mendez and wife, Desy Roxana Quiroa Velasquez 113 Neese Drive Nashville, Tennessee 37211	Same	Map 119-15-0 Parcel 158.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Ruel Jones,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Elcar Joel Mendez and wife, Desy Roxana Quiroa Velasquez,** 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. 6 on the Map of Neese Heights, as of record in Book 1424, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 105 feet on the south side of Neese Drive and runs back between lines, 172.77 feet on the east line, and 172.79 on the west line to a dead line in the rear on which is measures 105 feet thereon.

Being the same property conveyed to Ruel Jones by deed from Ruby M. Williams, unmarried, of record in Instrument No. 20130111-0003850, Register's Office for Davidson County, Tennessee.

The aforedescribed property is not the principal place of residence of Ruel Jones.

This is the same legal description as set forth on the previous deed of record.

This conveyance is made subject to all applicable zoning ordinances, easements of record, building restrictions, the plan of record, to which reference is hereby made in Book 1424, Page 114, Register's Office for Davidson County, Tennessee, and all other matters of public record.

This is improved property known as 113 Neese Drive, Nashville, Tennessee 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and I do further covenant and bind my self, my 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. Whenever 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 17th of September, 2013.

RUEL JONES

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 Ruel Jones, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 17th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

