WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,500.00

Carmen Coates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: July 3, 2017
(AFFIX SEAL)

KIMBERLY FREDRICKSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

R-RR-13-1333

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christine Solomon (NAME)	**Christine Solomon** (NAME)	
1333 Stainback Avenue (ADDRESS)	**1333 Stainback Avenue** (ADDRESS)	**071-15-0-225.00**
Nashville, TN 37207 (CITY) (STATE) (ZIP)	**Nashville, TN 37207** (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 **RUBEN GARCES, MARRIED, AND TONY RITZMAN, MARRIED,,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTINE SOLOMON AND CARLYN SOLOMON, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 NOS. 82 AND 83 ON THE PLAN OF HIGHLAND LAND COMPANY'S SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 14, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RUBEN GARCES AND TONY RIZMAN, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY DEED FROM PAUL MORPHY, UNMARRIED OF RECORD AT INSTRUMENT NO. 20130522-0051574, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 20, 2013 AND RECORDED ON MAY 22, 2013.

BEING THE SAME PROPERTY CONVEYED TO PAUL MORPHY, UNMARRIED BY DEED FROM NANCY BRASSELL, JAMES LEON PARSLEY, JR., RITA ELLIS, THOMAS EDWARD PARSLEY AND LARRY WAYNE PARSLEY OF RECORD AT INSTRUMENT NO. 20050818-0098200, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 28, 2005 AND RECORDED ON AUGUST 18, 2005.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER OR PLAT BOOK 421, PAGE 14, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTORS HEREIN.

BILL GARRETT, Davidson County
Trans:T20130091468 DEEDWARR
Recvd: 10/24/13 14:54 2 pgs
Fees:13.00 Taxes:653.05
20131024-0111019

This is
( ) unimproved
(X) improved
property known as **1333 Stainback Avenue Nashville, Tennessee 37207**
(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 24th day of October, 2013.

Ruben Garces

Tony Ritzman by Monica Czulewicz as Power of Attorney.

Tony Ritzman by Monica Czulewicz as
Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruben Garces, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of October, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of October, 2013, before me personally appeared Monica Czulewics to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tony Ritzman and who acknowledged she executed the same as the free act and deed of the said Tony Ritzman.

Witness my hand and official seal, this the 24th day of October, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.