BILL GARRETT, Davidson County
Trans: T20130101758 DEEDWARR
Recvd: 12/04/13 10:22 2 pgs
Fees: 13.00 Taxes: 540.20
20131204-0123442

STATE OF TENNESSEE
COUNTY OF DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is 146,000.00

Affiant

Subscribed and sworn to before me, this 15th day of November, 2013.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ROBERT ALLEN BUTTON **JUDITH DANIEL**	**NEW OWNER**	**09101008100**
720 23RD ST		
NASHVILLE, TN 37209		

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,

ALFONSO VELASQUEZ ARROYO AND ARCELIA RUIZ RUIZ, HUSBAND AND WIFE

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

ROBERT ALLEN BUTTON and JUDITH DANIEL, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described property located in Davidson, County, Tennessee, to-wit:

Lot 6, Re-Subdivision of Lot 3, West Nashville Annex, as shown on Plat of record in Book 4175, Page 112, in the Register's Office for Davidson County. Tennessee. Said Lot fronts 55 feet in the Easterly Side of 23rd Street and extends back 120 feet on the Northerly Line and 172.88 feet on the Southerly Line to a dead line and measures 76.7 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO ALFONSO VELASQUEZ ARROYO, BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, DATED 11/23/2011 AND RECORDED ON 12/02/2011 IN INSTRUMENT NUMBER 20111202-0093920, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ARCELIA RUIZ RUIZ HEREBY JOINS TO CONVEY ANY MARITAL RIGHT SHE MAY HAVE IN SAID PROPERTY.

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 720 23RD ST, NASHVILLE, TN 37209.

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 15th day of November, 2013.

ALFONSO VELAZQUEZ ARROYO

ALFONSO VELASQUEZ ARROYO

ARCELIA RUIZ RUIZ

ARCELIA RUIZ RUIZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON COUNTY

Personally appeared before me, a Notary Public of said County and State, **ALFONSO VELASQUEZ ARROYO AND ARCELIA RUIZ RUIZ,** 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 15th day of November, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY