WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $142,500.00

Nicoletta J Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF May, 2014

Jennifer Chandler Cole
Notary Public

MY COMMISSION EXPIRES: 01-09-16

(AFFIX SEAL)

JENNIFER CHANDLER COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.

Davidson County DEEDWARR
Recvd: 05/23/14 10:48 2 pgs
Fees:13.00 Taxes:527.25
20140523-0044651

LRCS
215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruben Garces	Ruben Garces	MAP-PAR. 082-08-0-294.00
(NAME)	(NAME)	
944 Seymour Avenue	1630 Ordway Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Leroy Hamer, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ruben Garces, married, and Tony Ritzman, married, as tenants in common** HEREINAFTER CALLED THE GRANTEE(S), 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. 4 on the Plan of East Wood Addition, Block "C", of record in Plat Book 332, Page 63, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to LEROY B. HAMER, UNMARRIED, by deed from JAMES MILTON WADDY, HENRY LEE HAMER, LEROY BUCHANAN HAMER, FREDERICK EUGENE HAMER, LINDA FAYE HAMER AND TERRI RENEE HAMER, of record in Book 9434, page 833, dated August 5, 1994, said Register's Office. Then being further conveyed to LEROY B. HAMER AND WIFE, PEGGIE RUTH JOHNSON HAMER, by Quitclaim Deed from LEROY B. HAMER, of record in Book 9842, page 461, dated October 30, 1995, said Register's Office. The said Peggie Ruth Johnson Hamer having since died on or about December 4, 2006, leaving Leroy B. Hamer as the surviving tenant by the entirety.

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.

Executed by my hand this 16 Day of May 2014.

Leroy Hamer

Leroy Hamer, Seller

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 Leroy Hamer, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 16 Day of May 2014_

Notary Public

My Commission Expires: MAR 0 8 2016

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE