BILL GARRETT, Davidson County
Trans:T20140055543 DEEDWARR
Recvd: 07/31/14 10:51 2 pgs
Fees:13.00 Taxes:658.60
20140731-0068277

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Affiant

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 30th day of July, 2014.

Notary Public
My commission expires: 8/23/16

07-1407-85687

Address of New Owner:	Send Tax Bills to:	Tax Information
Lazaro Ruiz, Jr. 153 Brian Circle Antioch TN 37013	Movement Mortgage 841 Seahawk Circle Virginia Beach, VA 23452	173-04-0-A- 037.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Rashaad, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lazaro Ruiz, Jr. and wife, Ada Ivette Ruiz, hereinafter called the Grantees, their successors 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. 37, on the Plan of Phase I, Oak Highlands (erroneously referenced in prior deed as Oak Highland), of record in Book 6900, Pages 432, 433, 434, and 435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Rashaad, unmarried, by deed from Vincent J. Sampognaro, Jr. and wife, Jeanne L. Sampognaro, dated October 12, 1998, recorded October 19, 1998, of record in Book 11161, Page 483, Register's Office for Davidson County, Tennessee.

Rhonda Rashaad, spouse of David Rashaad, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 153 Brian Circle, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29 day of July, 2014.

David Rashaad

Rhonda Rashaad

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Rashaad and Rhonda Rashaad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 29 day of July, 2014.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16