WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140060101 DEEDWARR
Recvd: 08/15/14 09:32 2 pgs
Fees:13.00 Taxes:789.95

20140815-0073821

R-RR-14-0944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mina Guirguis and Szilvia Patkos	Citibank, N.A.	
(NAME)	(NAME)	
944 Seymour Avenue	**1000 Technology Dr.**	**82-8-294.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	O'Fallon, MO 63368	
(CITY) (STATE) (ZIP)	(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, I/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 **MINA GUIRGUIS AND SZILVIA PATKOS, HUSBAND AND WIFE,** 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 4, Block C, PLAN OF EAST WOOD ADDITION, as shown on plat of record in Plat Book 332, Page 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ruben Garces, married, and Tony Ritzman, married, as tenants in common by Warranty Deed from Leroy Hamer, unmarried, recorded on the 23rd day of May, 2014 in Instrument No. 20140523-0044651, in the Register's Office of Davidson County, Tennessee.

This was never a primary or marital residence of grantors.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 prorated and assumed by grantee herein.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST WOOD ADDITION, as recorded in Plat Book 332, Page(s) 63, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **944 Seymour Avenue, Nashville, Tennessee 37206**.

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 the 8th DAY OF AUGUST, 2014.

Ruben Garces

Tony Ritzman by Ruben Garces as Attorney
In Fact 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 5th of August, 2014.

Notary Public
My Commission Expires: 3618
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruben Garces, 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 he executed the same as the free act and deed of the said TONY RITZMAN.

Witness my hand and official seal, this the 5th of August, 2014.

Notary Public
My Commission Expires: 3618
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212