BILL GARRETT, Davidson County
Trans:T20140088149 DEEDWARR
Recvd: 11/24/14 09:46 3 pgs
Fees:18.00 Taxes:443.63
20141124-0107766

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Mario Andret Ruiz and Clara C. Hernandez Raymundo 293 April Lane Nashville, TN 37211	Southland Financial Credit Union 220 South Royal Oaks Blvd. Franklin, TN 37064	16201005700
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Martha Child, Executrix of The Estate of Mary B. Miller, a/k/a Mary Frances Brazzell Miller, a/k/a Mary Frances Irwin, a/k/a Mary Frances Brazzell Wallace (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Mario Andret Ruiz and wife, Clara C. Hernandez Raymundo (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit: Situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 42, SOUTHWOOD, as shown on plat of record in Plat Book 2663, Pages 125-126, 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 by Warranty Deed from Joe Grubbs, Jr. and wife, Nancy C. Grubbs to Herman W. Miller and wife, Mary B. Miller as recorded on the 26th day of November, 1962 in Deed Book 3463, Page 391 and Decree as recorded on the 5th day of May, 1980 in Deed Book 5598, Page 191, in the Register's Office of Davidson County, Tennessee. The said Herman W. Miller predeceased Mary B. Miller a/k/a Mary Frances Brazzell Miller a/k/a Mary Frances Irwin a/k/a Mary Frances Brazzell Wallace as the sole surviving tenant by the entirety. The said Mary B. Miller a/k/a Mary Frances Brazzell Miller a/k/a Mary Frances Irwin a/k/a Mary Frances Brazzell Wallace since died on January 20, 2014 and her estate is in Probate Case 14-P1065 of Davidson County Seventh Circuit Court. Martha Child was appointed Executrix of the estate by Letters Testamentary in Probate Case 14-P1065.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. All matters as shown on the Plat of Southwood in Plat Book 2663, page 125-126, said Register's Office.
3. This conveyance is subject to all restrictions, easements and planning documents of record.
4. Agreement for Dedication of Easement as set forth in Book 6297, page 10, said Register's Office.

This is improved real property located on 293 April Lane, Nashville, Tennessee 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $119,900.00.

Affiant

Subscribed and sworn to before me this 20th day of November, 2014.

Notary Public

Commission Expires: 1-9-16

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 20 day of November, 2014.

The Estate of Mary B. Miller, a/k/a Mary Frances Brazzell Miller, a/k/a Mary Frances Irwin, a/k/a Mary Frances Brazzell Wallace

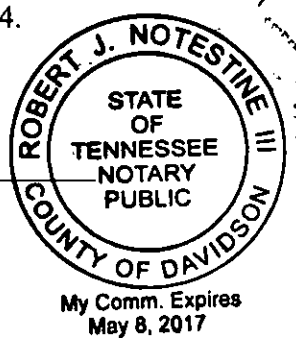
By: Martha Child, Executrix

Martha Child, Executrix

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Martha Child with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executrix of The Estate of Mary B. Miller, a/k/a Mary Frances Brazzell Miller, a/k/a Mary Frances Irwin, a/k/a Mary Frances Brazzell Wallace, and that she as such Executrix executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself/herself as Executrix.

WITNESS my hand and official seal at Nashville, Tennessee this 20th day of November, 2014.



Notary Public

My Commission Expires: