BILL GARRETT, Davidson County
Trans:T20150010493 DEEDWARR
Recvd: 02/10/15 15:45 3 pgs
Fees:18.00 Taxes:240.50
20150210-0012442

# Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Carla L W. Dodd
Affiant

Subscribed and sworn to before me, this the 5th day of February, 2015.

Notary Public

My commission expires: 7-3-17

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37205**
**515.550.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Ruben Garces<br>James Ritzman | | |
| 1630 Ordway Place | New Owners | 08310013600 |
| Nashville, TN 37205 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WANDA FRANKLIN, UNMARRIED, ANGELA STONE, MARRIED AND BRANDYMAE R. PISTOLE, MARRIED, THE HEIRS OF JUDY GALE FRANKLIN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUBEN GARCES AND JAMES RITZMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 278 and westerly 10 feet of Lot 279 on the Plan of McEwen Place of record in Plat Book 335, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 278 and the westerly part of Lot No. 279 front together 40 feet on the southerly side of Ordway Place, formerly Grove Avenue, and runs back 135.8 feet on the westerly side and 135 feet, more or less, on the easterly line to an alley, measuring 40 feet thereon.

Being the same property conveyed to John O. Hodge and wife, Eulah Mae Hodge, and Donald Franklin and wife, Judy G. Franklin by Warranty deed from Lillian Bell Franklin of record in Book 5159, page 1, Register's Office for Davidson County, Tennessee, dated July 5, 1977 and recorded on July 11, 1977.

Being the same property conveyed to Donald Franklin and wife, Judy G. Franklin by Quitclaim deed from John O. Hodge and wife, Eulah Mae Hodge of record in Book 10498, page 275, Register's Office for Davidson County, Tennessee, dated June 19, 1997 and recorded on June 19, 1997.

*This property was inherited and is not the residence of Angela Stone or Brandymae R. Pistole, or the spouse of either Angela Stone or Brandymae R. Pistole.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1624 Ordway Place, Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of February, 2015.

Wanda Franklin

**Wanda Franklin**

**Angela Stone**

Brandymae R. Pistole

**Brandymae R. Pistole**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wanda Franklin and Brandymae R. Pistole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of February, 2015.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angela Stone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 5th day of February, 2015.

Notary Public

My Commission Expires:

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of February, 2015.

**Wanda Franklin**

**Angela Stone**

**Brandymae R. Pistole**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wanda Franklin and Brandymae R. Pistole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of February, 2015.

Notary Public

STATE OF Maine
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angela Stone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 5th day of February, 2015.

Notary Public
Pamela J Smith

My Commission Expires: exp. 5/21/2020

PAMELA J. SMITH NOTARY PUBLIC MAINE