BILL GARRETT, Davidson County
Trans:T20150022939 DEEDWARR
Recvd: 03/30/15 12:33 2 pgs
Fees:13.00 Taxes:1387.50
20150330-0027047

Warranty Deed

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $375,000.00. Affiant Subscribed and sworn to before me, this the 25th day of March, 2015. Notary Public My commission expires: 2-11-16

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicholas Serro Jean M. Serro	Waterstone Mortgage Corp	
405 North 17th Street	N25 W23255 Paul Road	083-10-0-042.00
Nashville, TN 37206	Pewaukee, WI 53072	

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, **RUBEN GARCES, A MARRIED MAN, AND JAMES RITZMAN, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS SERRO AND JEAN M. SERRO, HUSBAND AND WIFE**, 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. 204 and the South 10 feet of Lot 205 on the Plan of McEwen Place, of record in Plat Book 332, 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.

Being the same property conveyed to Fred D. Knobel, et ux, Betty J. Knobel by Warranty deed from William H. Caruthers, Jr et ux, Linda D. Caruthers of record in Book 7325, page 350, Register's Office for Davidson County, Tennessee, dated August 13, 1987 and recorded on August 14, 1987. The said Fred D. Knobel having since died on August 17, 2003.

Being the same property conveyed to Ruben Graces and Tony Ritzman by Warranty deed from Betty J. Knobel, unmarried of record in Instrument No. 20140827-0077924 Register's Office for Davidson County, Tennessee, dated August 21, 2014 and recorded on August 27, 2014.

JAMES RITZMAN IS ONE AND THE SAME PERSON AS TONY RITZMAN

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 405 North 17th Street, Nashville, TN 37206.

*This property is not the residence of either seller or the spouse of either seller.

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 25th day of March, 2015.

Ruben Garces

James Ritzman by Ruben Garces his Attorney-in-Fact

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 Ruben Garces, individually and as attorney in fact for James Ritzman, 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 25th day of March, 2015.

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

Notary Public

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066