Davidson County DEEDWARR
Recvd: 09/11/15 12:33 2 pgs
Fees:13.00 Taxes:564.25
20150911-0092487

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $152,500.00.

Affiant

Subscribed and sworn to before me, this 8th day of September, 2015.

Notary Public
My commission expires:

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

04-1507-55668

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Hugo Cruz-Menjivar 317 Townes Drive Nashville TN 37211	New owner	162-05-0-250.00

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, **Arthur D. Pugh and wife, Cathey M. Pugh**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Hugo Cruz Menjivar and wife, Haydee Ramero De Cruz and Hugo Cruz Romero, unmarried**, 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. 119, on the Plan of Resubdivision of Lots 118 & 119, Hickory Valley, Section 3, of record in Book 4715, Page 170, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Arthur D. Pugh and wife, Cathey M. Pugh by deed from Joel N. Mallen and wife, Mary P. Mallen, dated November 30, 2000, recorded December 4, 2000, of record in Instrument No. 20001204-0118897, Register's Office for Davidson County, Tennessee.
>
> 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 317 Townes Drive, Nashville, TN 37211.

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 9th day of September, 2015.

Arthur D. Pugh

Cathey M. Pugh

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Arthur D. Pugh and Cathey M. Pugh**, 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 Smyrna, TN, this 9th day of September, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 5/23/16

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith