BILL GARRETT, Davidson County
Trans:T20160010390 DEEDWARR
Recvd: 02/08/16 10:17 2 pgs
Fees:13.00 Taxes:395.90
20160208-0011746

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Blvd. Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $107,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of February, 2016.

Notary Public
My commission expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 5, 2018

03-1601-38494

Address of New Owner?	Send Tax Bills to:	Tax Information:
Luis R. Hidalgo 1631 Cardigan Way Antioch TN 37013	Peoples Home Equity 150 N. Sevenoaks Knoxville TN 37922	163-16-0-A-188.00

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, **Michael Ruffino and wife, Teresa Ruffino**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Luis R. Hidalgo and Geraldina Del Socorroo Martinez Gonzalez, husband and wife,** 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 Unit No. 326, on the Plan of First Revision of Phase 3-A, Provincetown, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20031119-0168785, and Instrument No. 20060907-0115504, and as shown on the plan of record in Instrument No. 20060824-0104715, as revised in Instrument No. 20060907-0110570, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Ruffino and wife, Teresa Ruffino by deed from Centex Homes, a Nevada General Partnership, dated August 6, 2007, recorded August 16, 2007, of record in Instrument No. 20070816-0098037, 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 1631 Cardigan Way, Antioch, TN 37013.

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 2nd day of February, 2016.

Michael Ruffino

Teresa Ruffino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael Ruffino and Teresa Ruffino**, 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 Nashville, TN, this 2nd day of February, 2016.



State of Tennessee Notary Public at Large

My Commission expires: 9/26/2018