WARRANTY DEED



STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 2/9/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Group Effort of Tennessee, LLC	Group Effort of Tennessee, LLC	074-04-0-114.00
(NAME) P.O. Box 563	(NAME) P.O. Box 563	Davidson County DEEDWARR Recvd: 03/28/16 14:03 3 pgs Fees:18.00 Taxes:440.30 **20160328-0028876**
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mario Ruiz and Ivette Molina Ruiz, Trustees, or Their Successors in Trust, under of the MI Revocable Trust Dated July 23, 2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Group Effort of Tennessee, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Legal Description

All that certain real property in the City of Hermitage, County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 137 on the Plan of Hermitage, Hills, Section 12, of record in Plat Book 4675, Page 125, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mario Ruiz, married by Warranty Deed dated 05/24/2006 from Leigh H. Stephens, married and Byron Stephens, spouse of Leigh H. Stephens of record in Instrument 200606010064571, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mario Ruiz and Ivette Molina Ruiz, Trustees, or their successors in trust, under of the MI Revocable Trust dated July 23, 2015 by Trust Transfer Deed dated 07/23/2015 from Mario Ruiz, married of record in Instrument 201510260108845, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 727 Linden Green, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 21st day of March, 2016.

Mario Ruiz, Trustee

Ivette Molina Ruiz, Trustee

State of California

County of Los Angeles

Personally appeared before me Mario Ruiz and Ivette Molina Ruiz, Trustees, or Their Successors in Trust, under of the MI Revocable Trust Dated July 23, 2015, with whom I am personally acquainted, and who acknowledged that ~~he/she~~ they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of March, 2016.

Notary Public
My Commission Expires: Dec 12, 2017

ANTHONY PETER CARREON
Commission # 2051540
Notary Public - California
Los Angeles County
My Comm. Expires Dec 12, 2017

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY