WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160036373 DEEDWARR
Recvd: 05/03/16 09:01 2 pgs
Fees: 13.00 Taxes: 643.80
20160503-0043147

G-VRES-16-02805-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jairo Ruiz	**Community Mortgage Corporation**	
(NAME)	(NAME)	**119-10-0-005.00**
2805 Saint Edwards Drive	**142 Timber Creek Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-2410	**Cordova, TN 38018**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BROCK W. DALY, SR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAIRO RUIZ, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 16 on the Plan of Map of Nolensville Heights of record in Plat Book 2083, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southwesterly margin of St. Edwards Drive at the corner of Lots Nos. 15 and 16; thence with the line between said two lots Southwestwardly 195.8 feet; thence South 84 degrees 17' East 50 feet; thence South 4 degrees 25' West 45 feet to the line between Lots Nos. 16 and 17; thence with the line between said two lots Northwestwardly 191.8 feet to the Southwesterly margin of St. Edwards Drive; thence with said Drive Northwestwardly 93.4 feet to the beginning.

Being the same property conveyed to Brock W. Daly, Sr., married by Warranty deed from Bernice T. Cox, trustee of the Paul A. Cox, Sr and Bernice T. Cox Living Trust of record in Instrument No. 20150930-0099346 Register's Office for Davidson County, Tennessee, dated September 28, 2015 and recorded on September 30, 2015.
Being the same property conveyed to The Paul A. Cox, Sr., and Bernice T. Cox Living Trust by Trustee's deed from Larry D. Craig of record in Instrument No. 2013041-0035479 Register's Office for Davidson County, Tennessee, dated April 10, 2013 and recorded on April 10, 2013.

The above referenced property was investment property for the Grantor and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 80, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2277, Page 349, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2805 Saint Edwards Drive , Nashville, Tennessee 37211-2410**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29th DAY OF APRIL, 2016.

Brock W. Daly, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of April, 2016.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212