Davidson County DEEDWARR
Recvd: 08/01/16 09:02 3 pgs
Fees:18.00 Taxes:695.60
20160801-0078716

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$188,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF July,2016.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03-10-19
(AFFIX SEAL)

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 150
Katie Ruiz	SWBC Mortgage Corp	GROUP 06 0A
4016 Alicia Lane	9311 San Pedro #100	PARCEL 017.00
Antioch, Tennessee 37013	San Antonio TX 78216	

For and in 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,

MELISSA K. KOLARICH and ROBERT E. KOLARICH, III, wife and husband, as tenants by the entirety

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Katie Ruiz and Larry Ruiz, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of The Parks at Priest Lake, Subdivision Phase Two as shown on the final plat of record in Instrument No. 20100924-0076273, as corrected in Instrument No. 20101109-0089918 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to MELISSA KELLER by deed from NVR, INC., dated April 13, 2012, of record in Instrument No 20120416-0032157, Register's Office for said County. Melissa KXXKXXXXXX*having since married Robert E. Kolarich III and now known as Melissa K. Kolarich

*Keller

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

*prior deed of record 20151005-0100881

This is improved property known as **4016 Alicia Lane, Antioch, Tennessee 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 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 my hand and official seal at office this 26th day of July, 2016.

Melissa K. Kolarich
Melissa Kolarich

Robert E. Kolarich III
Robert Kolarich

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, MELISSA K. KOLARICH and ROBERT E. KOLARICH, III, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 03-10-19

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

