WARRANTY DEED

STATE OF California

COUNTY OF Los Angeles

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 01 day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 03/31/2018

(AFFIX SEAL)

INDERBIR SINGH BHULLAR
Commission # 2063076
Notary Public - California
Los Angeles County
My Comm. Expires Mar 31, 2018

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 1550 N. Mt. Juliet Road, Suite 115, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jay Clifton	Caliber Home Loans, Inc	075-06-0-128.00
(NAME)	(NAME)	
4289 Sweden Drive	3701 Regent Blvd #180	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/07/16 11:22 3 pgs
Fees:18.00 Taxes:573.50
20160907-0093954

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, A MARRIED MAN, JOINED BY HIS WIFE, IVETTE MOLINA RUIZ,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jay Clifton,** an unmarried man 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:

That real property in the Hermitage, County of Davidson, State of Tennessee, described as follows:

Lot No. 3 on the plan of Hermitage Estates, Section 5, as of record in Plat Book 4175, Page 67, Register's Office, Davidson County, Tennessee, and commonly known as 4289 and 4291 Sweden Drive, Hermitage, Tennessee, 37076; APN: 075-06-0-128-00.

Being the same property conveyed to Mario Ruiz and Ivette Molina Ruiz, Trustees, under of the MI Revocable Trust dated July 23, 2015 by Trust Transfer Deed from Mario Ruiz, married dated 07/23/2015, filed for record 10/26/2015, in Instrument No. 20151026-0108844, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mario Ruiz, married by Warranty Deed from Michael B. Caronna and wife, Kristy Caronna dated 05/26/2006, filed for record 05/07/2006, in Instrument No. 20060607-0067832, Register's Office, 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 4289 - 4291 Sweden Dr. Drive, 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 01 day of September, 2016.

Mario Ruiz and Ivette Molina Ruiz, Trustees, or their successors in trust, under the MI Revocable Trust Dated July 23, 2015

Mario Ruiz, Trustee

Ivette Molina Ruiz, Trustee

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mario Ruiz and Ivette Molina Ruiz, Trust/Co-Trustee of the MI REVOCABLE TRUST U/A/D July 23, 2015, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he/she~~/they executed the within instrument in ~~his/her~~/their capacity as Trustee/Co-Trustee of said Trust for the purposes therein contained.

Witness my hand and official seal at Chatsworth, California this 01 day of September, 2016.

My Commission Expires: 03/31/2018

03/31/2018

Notary Public

INDERBIR SINGH BHULLAR
Commission # 2063076
Notary Public - California
Los Angeles County
My Comm. Expires Mar 31, 2018



Certificate of Authenticity

I, Jennifer Chandler-Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole 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: 01-06-2020