This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160079781 DEEDWARR
Recvd: 09/12/16 14:43 2 pgs
Fees:13.00 Taxes:986.05
20160912-0095778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $266,500.00/

Affiant

Subscribed and sworn before me this the 24th day of August, 2016.

Notary Public
My commission expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cris Garrido Ruiz 443 Old Towne Drive Brentwood, TN 37027	Cris Garrido Ruiz 443 Old Towne Dr. Brentwood TN 37027	160-16-0C-088.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES A. TYNER AND WIFE, JENNA O. TYNER, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CRIS GARRIDO RUIZ and GEORGINA REINOSO, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 88 on the Plan of the Terraces at Brentwood Chase (a Revision of "Old Towne at Brentwood Chase") of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James A. Tyner and wife, Jenna O. Tyner by Warranty Deed from David A. Owen and wife, Janice H. Owen of record in Instrument No. 20100818-0065186 Register's Office for Davidson County, Tennessee, dated August 16, 2010 and recorded on August 18, 2010.

Being also known as 443 Old Towne Drive Brentwood, Tennessee 37027.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 443 Old Towne Drive, Brentwood, TN 37027.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 24th day of August, 2016.

James A. Tyner

Jenna O. Tyner

State of Louisiana
Parish of Ouachita

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James A. Tyner and Jenna O. Tyner, 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 and official seal this 24th day of August, 2016.

My commission expires: @ death

Notary Public

