DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160080462 DEEDWARR
Recvd: 09/14/16 10:37 2 pgs
Fees: 13.00 Taxes: 196.10

20160914-0096567

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

Subscribed and sworn to before me, this 9TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/2/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Ruiz, married and Rosa Paredes, single	Jaime Ruiz (NAME)	043130A02600CO
323 Forest Park Road, Apt. 2-2 (ADDRESS)	323 Forrest Park Road, Apt. 2-2 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ay Rentals, LLC, a Tennessee limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jamie Ruiz, married and Rosa Paredes, single, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A CERTAIN CONDOMINIUM APARTMENT SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS ALL OF APARTMENT UNIT NO. 2-2, OF ROBIN HOOD CONDOMINIUMS, CREATED UNDER TITLE 64, SECTION 2701 ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, WHICH WAS EXECUTED BY CENTRAL TENNESSEE INVESTMENT COMPANY, INC., OF RECORD IN BOOK 5388, PAGE 524, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 OF SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF ROBIN HOOD CONDOMINIUM APARTMENTS, OF RECORD IN BOOK 5200, PAGE 124, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO AY RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM ADEEL AND SAMS RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20160111-0002652, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 323 Forrest Park Road Apt 2-2, Madison, TN 37115
(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 my/our hand(s) this 9th day of September, 2016.

AY Rentals, LLC

BY: _____
Kawarjit Chandyok, Managing Member

STATE OF NEW YORK
COUNTY OF ORANGE

Before me, the undersigned Notary Public, personally appeared Kawarjit Chandyok, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Managing Member of AY Rentals, LLC, the within named bargainor, a limited liability company, and that such Managing Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of AY Rentals, LLC, as Managing Member.

Witness my hand and official seal, at office, on this the 9th day of September, 2016.

_____
Notary Public

My commission expires: June 15, 2019.

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

DEBRA A. MCCARRON
Notary Public, State of New York
No. 01MC4890860
Qualified In Orange County
Commission Expires June 15, 2019