RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-161000577

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160094950 DEEDWARR
Recvd: 10/27/16 09:20 2 pgs
Fees: 13.00 Taxes: 573.50
20161027-0113558

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of October, 2016

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cesar Antonio Cruz Ruiz **550 Veritas Street** **Nashville, TN 37211**	**SAME**	**133-01-0-271.00**

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,

Jimmy Galindo, married and Cathy Jo Galindo, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cesar Antonio Cruz Ruiz and wife, Claudia Contreras Ruiz

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. 377, Sunrise Heights, Second Plan, as shown on the Plan of record in Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said property.

BEING the same property conveyed to Jimmy Galindo, married, and Cathy Jo Galindo, by Quitclaim Deed from Cathy Jo Galindo, dated 6/2/16 and recorded 8/31/16 in Instrument Number 20160831-0091365; and the same property previously conveyed to Cathy Jo Galindo by Quitclaim Deed from Jimmy Galindo and wife, Patricia Galindo, dated 9/11/08 and recorded 9/15/08 in Instrument Number 20080915-0093869; and previously conveyed to Jimmy Galindo and wife, Patricia Galindo by Warranty Deed from Louis R. Kraag, dated 5/9/02 and recorded 5/13/02 in Instrument Number 20020513-0058410, Register's Office for Davidson County, Tennessee.
The undersigned Patricia Galindo spouse of Jimmy Galindo joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **550 Veritas Street, Nashville, TN 37211**
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 26th day of October, 2016.

Jimmy Galindo

Patricia Galindo

Cathy Jo Galindo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy Galindo, Patricia Galindo and Cathy Jo Galindo 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2016.

Commission Expires:_____

Notary Public

