BILL GARRETT, Davidson County
Trans: T20170041640 DEEDWARR
Recvd: 05/16/17 13:15 2 pgs
Fees: 13.00 Taxes: 799.57
20170516-0048545

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $216,100.00.

Affiant

Subscribed and sworn to before me this 15th day of May, 2017.

Notary Public
My commission expires: 11/03/2020

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

02-1704-50200

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Christian David Artz 600 S. 15th Street Nashville TN 37206	New Owner	094-01-0-294.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Arnold Ramos Reyes and Luther Ray Rose, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christian David Artz**, hereinafter called the Grantees, their successors 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. 110, on the Plan of Shelby Village No. Two, of record in Book 1835, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arnoldo Ramos Reyes and Hober Ramos Reyes by deed from James Floyd Wittenburg, dated December 17, 2007, recorded December 17, 2007, of record in Instrument No. 20071217-0144683, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arnoldo Ramos Reyes and Luther Ray Rose by Quitclaim Deed from Arnoldo Ramos Reyes and Hober Ramos Reyes, dated February 9, 2016, recorded February 12, 2016, of record in Instrument No. 20160212-0013661, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arnoldo Ramos Reyes and Luther Ray Rose by Quitclaim Deed from Hober Ramos Reyes, dated May 11, 2017, of record in Instrument No. 20170516-0048544, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 600 S. 15th Street, Nashville, TN 37206.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 15th day of May, 2017.

Arnold Ramos Reyes
Arnold Ramos Reyes

Luther Ray Rose
Luther Ray Rose

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Arnold Ramos Reyes and Luther Ray Rose**, 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 in Brentwood, TN, this 15th day of May, 2017.

Julie Dyess
Notary Public
State of Tennessee at Large

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY