Mail to:

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Bill Garrett Davidson County
Batch# 23461 DEEDWARR
11/08/2017 10:16:03 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20171108-0114898

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
Gilberto Ruiz Garcia and Carla M. Ruiz 1328 Cheshire Drive Nashville, Tennessee 37207	~~Same~~ Movement Mortgage. 8024 Calvin Hall Rd Indian Lake, SC 29707	041-11-0-001.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STAN ANGLIN and MARTHA ANGLIN,** has this day bargained and sold, and does hereby transfer and convey unto the said **GILBERTO RUIZ GARCIA and CARLA M. RUIZ, husband and wife,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 452, as shown on the map entitled Bellshire Estates, Section "B", of record in Book 2331, Pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID L. RAMSEY AND WIFE, AUDREY S. ANGLIN RAMSEY, by deed from FRANK GRACE, JR., TRUSTEE, of record in Book 4838, Page 359, dated July 22, 1974, said Register's Office. AUDREY S. ANGLIN RAMSEY having since died on or about January 1, 2016, leaving DAVID L. RAMSEY surviving tenant by the entirety.DAVID LENNY RAMSEY having since died on or about May 20, 2017. Pursuant to the Last Will and Testament of DAVID L. RAMSEY, in The Seventh Circuit Court for Davidson County , Tennessee Probate Division, Docket No. 17P1089, subject property was devised to STAN ANGLIN AND MARTHA ANGLIN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $195,000.00.

Subscribed and sworn to before me,
this 10th day of November, 2017.
My Commission Expires _____

Affiant

Notary Public

RHONDA GROVES-SOECHTING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
MY COMMISSION EXPIRES JANUARY 30, 2021

This is improved property known as 1328 Cheshire Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves ,our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 6 day of November, 2017.

STAN ANGLIN

MARTHA ANGLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **STAN ANGLIN and MARTHA ANGLIN,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 6 day of November, 2017.

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/23/2020