Bill Garrett Davidson County
Batch# 89385 DEEDWARR
05/07/2018 03:38:10 PM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20180507-0043671

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $319,900.00. Affiant Subscribed and sworn to before me, this the 3rd day of May, 2018. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jourdan Virginia Bramwell Ryan James Blue	GUARANTY TRUST CO	
247 Twin Oaks Dr.	316 ROBERT ROSE DRIVE	072-14-0-302.00
Nashville, TN 37211	MURFREESBORO, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RUBEN M. GARCES AND MONICA A. CZULEWICZ, HUSBAND AND WIFE, AND LEE GROITZSCH, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN BLUE, AN UNMARRIED MAN, AND JOURDAN BRAMWELL, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 17 of Block "A" on the Plan of Belle Forest No. 2 of record in Plat Book 843, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17 fronts 50 feet on the Northerly side of Chesterfield Avenue and runs back between parallel lines 132 feet to a dead line.

Being the same property conveyed to Joyce Holt, Clarence Powell, Denise Woodard and Sandra Gipson by Quitclaim Deed from Thaddeus U. Powell and wife Clara Powell of record in Instrument No. 20020401-0039237 Register's Office for Davidson County, Tennessee, dated March 29, 2002 and recorded on April 01, 2002.

Being the same property conveyed to Ruben M. Garces and Monica A. Czulewicz, husband and wife and Lee Groitzsch, married by Warranty Deed from Joyce Holt, a married woman, Clarence Powell, a married man, Denise Woodard, unmarried and Sandra Gipson, a married woman of record in Instrument No. 20171003-0101404 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 03, 2017.

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1405 Chester Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of May, 2018.

Ruben M. Garces

Monica A. Czulewicz

Lee Groitzsch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ruben M. Garces and Monica A. Czulewicz and Lee Groitzsch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of May, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021