WARRANTY DEED

Bill Garrett Davidson County
Batch# 98856 DEEDWARR
06/01/2018 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20180601-0052283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE; WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0398

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eva Y. Young, unmarried	~~Bank of America~~	#15002003500
(NAME) 598 Moss Landing Drive	(NAME) Eva Y. Young 598 Moss Landing Dr.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
GABRIEL RUELAS AND WIFE, DILIA FLORENCIA RUELAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
EVA Y. YOUNG, UNMARRIED,

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:

Being Lot No. 4 on the Plan of Edge O Lake Estates, Section 18, of record in Book 4675, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gabriel Ruelas by Special Warranty Deed from Federal National Mortgage Association, of record in Instrument 20091228-0117077, said Register's Office, dated December 1, 2009.

This conveyance is subject to Restrictions of record in Book 4797, Page 410, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 84, said Register's Office.

The signature of Gabriel Ruelas and Dilia Florencia Ruelas is signed by his/her duly appointed Attorney-in-Fact, Gabriel de Jesus Ruelas, pursuant to the Power of Attorney of record in Instrument 201806010052282, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 598 Moss Landing Drive, Antioch, TN 37013
(House No.) (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 our hands this 31st day of May, 2018.

Gabriel Ruelas BY _____ AIT
Gabriel Ruelas
By: Gabriel de Jesus Ruelas, as Attorney-in-Fact

Dilia Florencia Ruelas By _____ AIT
Dilia Florencia Ruelas
By: Gabriel de Jesus Ruelas, as Attorney-in-Fact

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of May, 2018, before me personally appeared Gabriel de Jesus Ruelas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gabriel Ruelas and Dilia Florencia Ruelas, and who acknowledged that he executed the same as the free act and deed of Gabriel Ruelas and Dilia Florencia Ruelas.

Witness my hand and official seal, this 31st day of May, 2018.

My Commission Expires: 3/10/19

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Gabriel de Jesus Ruelas, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the power of attorney actual knowledge of the termination of the power by revocation or of the death of Gabriel Ruelas and Dilia Florencia Ruelas, the principals.

This 31st day of May, 2018.

_____
Gabriel de Jesus Ruelas

Sworn to and subscribed before me by Gabriel de Jesus Ruelas, this 31st day of May, 2018.

My Commission Expires: 3/10/19

_____
Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

20180601O0052283