WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Bill Garrett Davidson County
Batch# 109230 DEEDWARR
06/26/2018 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20180626-0061515

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
David Kelly and Kelli Kelly	Navy Federal Credit Union	126 16 0A 617.00
(NAME)	(NAME)	
7448 Riverland Drive	820 Follin Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Vienna VA 22180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Twenty-Seven Thousand Five Hundred And No/100 Dollars ($327,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Nicholas D. Ruiz and Ashley A. Ruiz, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelli Kelly and David Kelly, wife and husband**, 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. 372 on the Final Plat of Riverwalk, Phase 4-C, as of record in Instrument No. 200603280035052, (erroneously referred to as Instrument No. 20060328035052 in prior deed) Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Nicholas D. Ruiz, and Ashley A. Ruiz, husband and wife by Warranty Deed from Gregory S. Delk and Ashley W. Delk husband and wife dated October 28, 2015 and recorded November 3, 2015 as Instrument No. 20151103-0112177, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7448 Riverland Drive, Nashville, TN 37221

File Number: GRN-184710SSO

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, has 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 25 day of June, 2018

Nicholas D. Ruiz

Ashley by Nick Attorney in fact

Ashley A. Ruiz, by Nicholas D. Ruiz as attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Nicholas D. Ruiz, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained and further acknowledged himself to be the preson who executed the foregoing instrument on behalf of Ashley A. Ruiz, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Ashley A. Ruiz, for the purposes therein contained.

Witness my hand and official seal, this the 25th of June, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-184710SSO

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY