Karen Y Johnson Davidson County
Batch# 142477 DEEDWARR
09/18/2018 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20180918-0092584

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $249,900.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2018.

Notary Public

My commission expires: 7-26-2021

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Clark A. Harris** | Fifth Third Mortgage | **150060A01700CO** |
| **4016 Alicia Lane** | 5001 Kingsley Drive | |
| **Antioch, TN 37013** | Cincinnati, OH 45227 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Katie Ruiz and Larry Ruiz, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Clark A. Harris, An Umarried Man**

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. 17 on the Plan of The Parks at Priest Lake, Subdivision Phase Two as shown on the final plat of record in Instrument No. 20100924-0076273, as corrected in Instrument No. 20101109-0089918, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Katie Ruiz and Larry Ruiz, wife and husband, by Warranty Deed from Melissa K. Kolarich and Robert E. Kolarich, III, wife and husband, as tenants by the entirety, dated July 26, 2016, of record in Instrument No. 20160801-0078716, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 2242, page 251, Book 5300, page 903, Book 6186, page 235, Book 7170, page 775, book 7170, page 778, Book 8657, page 543, Book 8657, page 592, Book 8493, page 687, Book 8493, page 701, Book 8493, page 704, said Register's Office.

Quitclaim Deed to HOA of record in Instrument No. 20100305-0017338, said Register's Office.

All Matters of record in Instrument No. 20090929-0090300, amended in Instrument No. 20091216-0114551, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20070423-0047709, said

Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved (____) property known as 4016 Alicia Lane, Antioch, TN 37013.

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 in 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.

Katie Ruiz Date: 9-14-18
Katie Ruiz

Larry Ruiz Date: 9-14-18
Larry Ruiz

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Katie Ruiz and Larry Ruiz, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2018.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 08 2021

# True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019