Box 13 # 9546

File No. 250301765

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/13/05 13:50 2 pgs
Fees:13.00 Taxes:466.20
20050413-0041191

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Ochoa	~~Aaron Ochoa~~ Fifth Third Mortgage Co.	083-10-~~0~~-132
(NAME)	(NAME)	
~~1608 Ordway Place~~ 1709 Forrest Ave	~~1709 Forrest Ave.~~ 336 MAIN STREET	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	~~Nashville, TN 37206~~ FRANKLIN, TN. 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WE, Alana L. Schuette and Joehen W. Schuette, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron Ochoa, ~~*~~ MARRIED HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 272 and the westerly 10.0 feet on Lot No. 273 on the Map of McEwen Place, as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 272 and the westerly 10.0 feet on Lot No. 273 front together 40.0 feet on the southerly side of Ordway Place, formerly Grove Avenue and run back between parallel lines 134.4 feet, more or less, to an alley.

Being the same property conveyed to Alana L. Schuette and Joehen W. Schuette by deed from Warren S. Field and James A. Jones as Tenants in Commons of record in Instrument No. 200008080078776, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1608 Ordway Place, Nashville, TN 37206
(House Number) (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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 my/our hand(s) this.

Alana L. Schuette

Joehen W. Schuette

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alana L. Schuette and Joehen W. Schuette, 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 6th day of April, 2005.

Commission expires:

My Commission Expires Jan. 25, 2006

Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number: 250301765

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027