WARRANTY DEED

STATE OF Davidson
COUNTY OF Tennessee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,778.00

Jem Dulos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2006.

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: 5-28-06
(AFFIX SEAL)

LaTrece McADOO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

BOX 13
# 10945

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lesley R. Ochoa | Peoples Home Equity | 83-13-300 |
| (NAME) | (NAME) | |
| 303 South 14th | 12 Music Circle South | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Nashville, TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, Patrica Sloan, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lesley R. Ochoa and husband, Aaron G. Ochoa, 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 the northerly 50 feet of Lot No. 2 on the Plan of the Re-Subdivision of Lots Nos. 105, 106 and 107, of Block "L" on the Lindsley Home Trace, as of record in Book 843, page 94, Register's Office for said County.

Said part of Lot No. 2 fronts 50 feet on the easterly said of South 14th Street and runs back between parallel lines, parallel with and 61 feet south of the southerly margin of Fatherland Street, 150 feet to the easterly line of Lot No. 108.

Being the same property conveyed to Patricia Sloan, unmarried, by deed of record in Book 10785, Page 864, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 303 South 14th, 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 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.

Davidson County DEEDWARR
Recvd: 02/02/06 11:08 2 pgs
Fees:13.00 Taxes:380.28

20060202-0012936

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this ~~12th~~ 18th day of January, 2006.

Patricia Sloan

Patrica Sloan

~~STATE OF~~ UNITED MEXICAN STATES )
STATE OF GUERRERO )
CITY OF ACAPULCO )SS:
~~COUNTY OF~~ U. S. CONSULAR SERVICES )

Personally appeared before me, the undersigned, a ~~Notary Public~~ Consular Agent in and for said ~~County~~ City and State, the within named Patricia Sloan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at January ,18th, 2006 this.

Commission expires:

**Presidential commissions do not expire.**

Alexander Richards ~~Notary Public~~
U.S. Consular Agent
Acapulco, Guerrero, Mexico

UNITED STATES OF AMERICA CONSULAR SERVICE ACAPULCO, MEXICO