BOX 13
11016

WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 03-24-2009 RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 03-24-2009
(AFFIX SEAL)

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
Aaron G Ochoa	Aaron G Ochoa	83-10-197
(NAME)	(NAME)	
1602 Woodland Street	205 North 16th St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, Patricia Sloan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron G Ochoa and wife, Lesley 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Lindsley's Subdivision of the Caldwell Tract, of record in Book 2, Page 24, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Patricia Sloan, by deed of record in Book 10611, Page 589, 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 1602 Woodland Street, 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: 02/13/06 11:48 2 pgs
Fees:13.00 Taxes:525.40

20060213-0017103

Witness my hand this. 27th DAY OF JANUARY, 2006.

Patricia Sloan

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

Personally appeared before me, the undersigned, a Notary Public in and for said County 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 27th, January, 2006.

Commission expires:

Presidential commissions do not expire.

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



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