Davidson County DEEDWARR
Recvd: 01/16/07 13:45 2 pg:
Fees:13.00 Taxes:1295.00
20070116-0006210

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006120013

Please record and return to:
Forsythe Title and Escrow
2525 West End Avenue #350
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $350,000.00

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Sworn to and subscribed before me this 10th day of January, 2007.

Rachel Neal
Affiant

Julie A. Adams
Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Samantha Gibb 301 N. 16th Street Nashville, TN 37206	New Owner	83-10-150.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Aaron G. Ochoa, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Samantha Gibb, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Southerly 40 feet of Lots No. 21, 22 and 23, on the map of W.R. Cornelius, Jr., Subdivision, as shown on plat of record in Plat Book 57, Page 124, in the Register's Office of Davidson County, Tennessee, to which plat reference is herby made for a more particular description.

Said parts of Lots No. 21, 22 and 23 front together 40 feet on the easterly side of 16th Street, formerly Hickman Street, and extends back between parallel lines, along the northerly side of Garland Ave, 150 feet to a 12 feet alley.

Being the same property conveyed to Aaron G. Ochoa by Warranty Deed from Patricia Maynard Sloan, dated 09/23/05, of record in 20051031-0131090, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Book 57, Page 24, Register's Office for Davidson County, Tennessee.

Subject property is not now nor has it ever been the principal residence of the grantor, grantors wife or grantors minor children.

This is improved property known as **301 N. 16th, Nashville, TN 37206.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of January, 2007

Aaron G. Ochoa

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Aaron G. Ochoa, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2007.

Notary Public