WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#15769

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Preston W. Goddard	Preston W. Goddard	081080442.00
(NAME)	(NAME)	
1716 B 6th Avenue North	PO Box 87	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Mt Juliet TN 37122	
(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, Gary Ochoa, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Preston W. Goddard, married 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 the northerly twenty-five feet (25') of Lot No. 171 on North Nashville Real Estate Company's Plan of Lots, as recorded in Book 21, page 105, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gary Ochoa, by deed of record in Instrument No. 20090520-0046432, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Gary Ochoa by Aaron Ochoa in Instrument No. 20100628-0050164, in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1716 B 6th Avenue North, Nashville, TN 37208

(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.

BILL GARRETT, Davidson County
Trans:T20100039120 DEEDWARR
Recvd: 06/28/10 10:46 2 pgs
Fees:13.00 Taxes:55.50



20100628-0050165

Witness my hand this 2nd day of June, 2010.

Gary Ochoa

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 2nd day of June, 2010, before me personally appeared Aaron Ochoa, the person who executed the foregoing instrument on behalf of Gary Ochoa and who acknowledged that he executed the same as the free act and deed of the said Gary Ochoa, through Power of Attorney granted him by the said Gary Ochoa.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of June, 2010.

Commission expires:

Notary Public

