Davidson County DEEDWARR
Recvd: 03/09/15 16:04 3 pgs
Fees:18.00 Taxes:512.45
20150309-0020142

RICARDO MARTINEZ and wife, GABRIELA SALINAS

TO: ***WARRANTY DEED***

DOMINGO OCHOA and wife, RAQUEL OCHOA

THIS DEED OF REALTY, executed as of the 27th day of February, 2015, by Grantors, RICARDO MARTINEZ and wife, GABRIELA SALINAS, to Grantees, DOMINGO OCHOA and wife, RAQUEL OCHOA, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them as tenants by the entirety, and to their heirs and/or assigns forever, in fee simple, certain realty situated in Davidson County Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being all of Lot 14 on the Final Plat of Tru-Long Acres, as shown by plat appearing of record in Instrument No. 20040702-0079028 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot. This description was obtained from the previous deed.
>
> Map and Parcel No. 150160B01400C0, Davidson County, Tennessee.
>
> AND BEING the same property conveyed to Ricardo Martinez and wife, Gabriela Salinas, by deed from Thoroughbred Construction, LLC, filed May 5, 2006 under Instrument No. 20060505-0052426, Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2015 taxes which are assumed by Grantees, and (b) building setback lines, utility and drainage easements and all other matters as shown by plat or survey appearing of record under Instrument No. 20040702-0079028, and any other of record or in existence; (2) will forever warrant and defend the title unto Grantee and to its successors and/or assigns against all lawful claims; subject, however, to restrictive covenants and By-Laws of record in Instrument No.20040818-010034, as amended in Instrument No. 20041209-0146798; Quitclaim Deed to Tru-Long Homeowners Association appearing of record in Instrument No. 20040827-0103988, and Charter appearing of record in Instrument No. 20040818-0100033, and any other matters

appearing of record in the Register's Office for Davidson County, Tennessee, if any; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

Ricardo M. C.
RICARDO MARTINEZ

Gabriela S
GABRIELA SALINAS

(Grantors)

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, RICARDO MARTINEZ and GABRIELA SALINAS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 27th day of February, 2015.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Christina M Bartee
Notary Public
My Commission Expires: Sept. 26, 2017

Property Owners Name and Address:

DOMINGO OCHOA and RAQUEL OCHOA
5741 Trulong Dr.
Antioch, TN 37013

Person Responsible for Payment of Taxes:

New Owner

PROPERTY ADDRESS: 5741 Trulong Drive, Antioch, Tennessee 37013

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$138,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Gabriela S
Affiant

Subscribed and sworn to before me this the 27th day of February, 2015.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Christina M Bartee
Notary Public
My Commission Expires: Sept 26, 2017

This instrument was prepared by Christina M. Bartee, BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201, Springfield, Tennessee 37172

True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:03/20/18

