BILL GARRETT, Davidson County
Trans:T20150024249 DEEDWARR
Recvd: 04/02/15 10:14 2 pgs
Fees:13.00 Taxes:680.80
20150402-0028641

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of March, 2015, by and between Jason Green, and wife Alysia Green, party of the first part, and Oscar Gomez, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Dalemere Subdivision Section 2, as shown on plat of record in Plat Book 2854, Page 133, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being all or part of the same property conveyed to Jason Green and Robert Green by virtue of that certain Warranty Deed dated August 20, 2010, at Instrument No. 20100824-0066847 in the Register's Office of Davidson County, Tennessee.
Being further conveyed to Jason Green by Quitclaim Deed recorded as Instrument #20150402-0028640.
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jason Green

Jason Green

Alysia Green

Alysia Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jason Green and Alysia Green, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 2015.

Ashlee D. Page

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address:	Oscar Gomez 4069 Yoest Dr, Nashville, TN 37207
Tax Parcel No	04104007100
Property Address:	4069 Yoest Drive Nashville, TN 37207
MAIL TAX BILLS TO:	USAA FSB, POS Box 0054, Palatine, IL 60055-0054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $184,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of March, 2015.

Notary Public

My Commission Expires: 11-5-18

