G-26985-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150028127 DEEDWARR
Recvd: 04/15/15 09:10 2 pgs
Fees: 13.00 Taxes: 2331.00
20150415-0033119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF April, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Munoz and Fernando Munoz	Wells Fargo Bank, N.A.	
(NAME)	(NAME)	
4501 Nevada Ave.	P.O. Box 117011	091-16-0 108.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Newark, NJ 07101-4701	
(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, **CHARLES E. JAEGER AND MICHELLE M. JAEGER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE MUNOZAND FERNANDO MUNOZ, WIFE AND HUSBAND,** 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 402, BLOCK 20, CHARLOTTE PARK COMPANY'S FIRST ADDITION, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles E. Jaeger and Michelle M. Jones, tenants in common with rights of survivorship by Warranty Deed from Paul D. Sanderson and wife, Therese L. Sanderson, recorded on the 30th day of November, 2007 in Instrument No. 20071130-0139052, in the Register's Office of Davidson County, Tennessee. Charles E. Jaeger and Michelle M. Jones have since married. Michelle M. Jones is now known as Michelle M. Jaeger.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 57, page 103, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20011003-0107143, said Register's Office.

unimproved
This is improved X property, known as 4501 Nevada Ave., Nashville, TN 37209
(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.

Witness my hand this 13 day of April, 2015.

CHARLES E. JAEGER

MICHELLE M. JAEGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Jaeger and Michelle M. Jaeger, the 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 official seal at Nashville, Tennessee this 13 day of April, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public