File No. 155120

WARRANTY DEED

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/17/19

(AFFIX SEAL)

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alejandro Rivera	5/3 Mortgage	052130B12900CO
(NAME)	(NAME)	
3004 Penn Meade Way	5050 Kingsley Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **JENNIFER N. HARRIS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEJANDRO RIVERA, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), 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 No. 167 on the Plan of River Glen Planned Unit Development, Phase IV, Section 2, of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jennifer N. Kentner by Warranty Deed from Debra K. Wynn dated June 11, 2008 and recorded June 23, 2008 in Instrument Number 20080623-0064170, Register's Office for Davidson County, Tennessee. Jennifer N. Kentner (n/k/a Jennifer N. Harris) subsequently conveyed her interest to Jennifer N. Harris, married, by Quitclaim Deed dated July 10, 2013 and recorded Junly 18, 2013 in Instrument Number 20130718-0074232, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150056853 DEEDWARR
Recvd: 07/14/15 09:56 2 pgs
Fees:13.00 Taxes:455.10
20150714-0068346

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) Master Deed and By-Laws of record in Book 7566, Page 571; amended in Instrument Number 20040915-0111299 and Instrument Number 20040915-0111301; supplemented in Book 11532, Page 610, said Register's Office; (3) Charter of record in Book 8069, Page 158, said Register's Office; (4) Conveyance of common area of record in Instrument Number 20041217-0150273, said Register's Office; (5) Water and Sewer Easements of record in Book 7061, Page 172 and Book 7061, Page 196, said Register's Office; (6) all matters shown on plat of record in Book 9700, Page 858, said Register's Office; and (7) all other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 3004 Penn Meade Way, Nashville, Tennessee 37214

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), THEIR 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, 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 GRANTEE(S), 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/our hand(s) this 10 day of July, 2015.

Jennifer N. Harris

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named JENNIFER N. HARRIS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10 day of July, 2015.

Commission expires: 3/18/19

Notary Public

GRACI PULLEY
NOTARY PUBLIC
STATE OF TENNESSEE
ROBERTSON COUNTY