BILL GARRETT, Davidson County
Trans:T20150078846 DEEDWARR
Recvd: 09/16/15 15:21 2 pgs
Fees:13.00 Taxes:821.40
20150916-0094095

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 14th day of September, 2015, by and between Maria A Rodriguez C, unmarried, party of the first part, and Robert Andrew Randolph, 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. 10, Block 14, on the Map of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the south side of California Avenue, and runs back between parallel lines 150 feet to an alley in the rear.

Being all or part of the same property conveyed to Maria A Rodriguez C by virtue of that Certain Quit Claim Deed dated September 5, 2015 of record at Instrument No. 20150916-0094094 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Luis Alonso Suazo and Maria A. Rodriguez C. by virtue of that certain Quit Claim Deed dated April 2, 2003, at Instrument No. 20030411-0048245 and Warranty Deed dated April 30, 2002 at Instrument No. 20020503-0054658 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am 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 restrictions at Plat Book 161, Page 75 in the Register's Office of Davidson County, Tennessee; and I do further covenant and bind myself, my 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.

Maria A. Rodriguez C.
Maria A Rodriguez C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 14th day of September, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Robert Andrew Randolph

Tax Parcel No 09102020500

Owner & Property Address: 6009 California Ave
Nashville, TN 37209

MAIL TAX
BILLS TO: Farmington Mortgage
2002 Richard JOnes Rd, Ste 300A
Nashville, TN 37215

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 $222,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Pamela P. Tenell
AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of September, 2015.

RWalters
Notary Public

My Commission Expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY