**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0092

Davidson County DEEDWARR
Recvd: 02/01/16 12:16 3 pgs
Fees:18.00 Taxes:991.60
**20160201-0009478**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of February, 2016

Notary Public
Commission Expires: _____

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Barbara Jean Hogan<br>3933 Keeley Drive<br>Nashville, TN 37211 | New Owner | 148-10-0-092.00 |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**Hector H. Vera, married**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Barbara Jean Hogan, an unmarried woman**

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 No. 18 on the Map of Blanchard Heights, as of record in Book 2663, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 18 fronts 133.34 feet on the westerly side of Keeley Drive, as shown by Surveyor's Certificate of Correction of record in Book 2926, Page 116; and extends back 270.3 feet on the northerly line and 246.31 feet on the southerly line to a dead line in the rear on which it measures 148.31 feet.

BEING the same property conveyed to Hector H. Vera by Warranty Deed from James R. Shrum and wife, Vara S. Shrum, dated 6/8/06 and recorded 6/13/06 in Instrument Number 20060613-0070342, Register's Office for Davidson County, Tennessee.

Maria Marteniz Vera, joins in this conveyance for the purpose of conveying any and all marital interest she may have in subject property as the spouse of Hector H. Vera.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3933 Keeley Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of February, 2016.

Hector H. Vera

Maria Martinez Vera

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
**Hector H. Vera**
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of February, 2016.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/20/17

(Notary Seal)

# TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017