WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160029139 DEEDWARR
Recvd: 04/11/16 10:56 2 pgs
Fees: 13.00 Taxes: 564.25
20160411-0034375

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emma C. Jones	Same address	062020A14600CO
(NAME)	(NAME)	
228 Steamboat Court	c/o new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jamie Hernandez Pena, f/k/a Jamie Hernandez,** [illegible] hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emma C. Jones,*** 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:

*an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of River Trace Estates, Phase I, Section II, of record in Plat Book 6900, Pages 158-159, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jamie Hernandez, unmarried, now known as Jamie Hernandez Pena, by Warranty Deed from Richards A. Shaw and Patti L. Shaw, of record in Instrument No. 20031203-0173847, Register's office for Davidson County, Tennessee.

Christian Pena Cordoba, spouse of the above named Jamie Hernandez Pena, joins in this conveyance solely for the purpose of releasing any and all rights he may in and to the above referenced property, especially marital rights.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein

unimproved ☐

This is improved ☑ property, known as 228 Steamboat Court, Nashville, TN 37214
(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/our hands this 4th day of April, 2016.

Y jaimehernandez peña
Jamie Hernandez Pena

Y Christian Peña Cordoba
Christian Pena Cordoba

State of Tennessee
County of Williamson

Personally appeared before me Jamie Hernandez Pena and Christian Pena Cordoba, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of April, 2016.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 10560

Record & Return To:
Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127