BILL GARRETT, Davidson County
Trans:T20160075613 DEEDWARR
Recvd: 08/30/16 11:15 2 pgs
Fees:13.00 Taxes:506.90
20160830-0090678

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 25th day of August, 2016, by and between Kimberly Denise Armstrong, an unmarried woman, party of the first part, and Rafael Ojeda and Zoraida Ojeda, husband and wife, 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:

Being Lot 24, as shown on a Plan of River Glen, Phase 5, Section 2, of record in Instrument No. 20031006-0147480, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for am ore complete and accurate legal description.

Being all or part of the same property conveyed to Kimberly Denise Armstrong by virtue of that certain Warranty Deed dated March 10, 2008, at Instrument No. 20080410-00336530 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), their 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 2016 Davidson County real property taxes, being a lien not yet due and payable and all easements and restrictions of record; 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), their 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.

Kimberly Denise Armstrong _____
Kimberly Denise Armstrong

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kimberly Denise Armstrong 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 25th day of August, 2016.

_____
Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Rafael Ojeda and Zoraida Ojeda

Tax Parcel No 052130B24000co
owner address:
Property Address: 3120 Penn Meade Way
Nashville, TN 37214

MAIL TAX
BILLS TO: New Owner

STATE OF TN
COUNTY OF Williamson

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 $137,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of August, 2016.

Notary Public

My Commission Expires:_____

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018