Davidson County DEEDWARR
Recvd: 02/02/17 12:20 3 pgs
Fees:18.00 Taxes:943.50
20170202-0011376

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17003

Send Tax Bills To:
Access National Mtg
1800 Robert Fulton Dr Ste 350
Reston, VA 20191

New Owner is:
Samantha Ochoa
6601 Autumnwood Drive
Nashville, TN 37221

MAP: 155-08-0C

PARCEL: 198.00 CO

GRN - 170027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Matthew R. Woodard and wife, Leslie A. Woodard**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Samantha Ochoa and Pedro Ochoa, wife and husband**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **6601 Autumnwood Drive, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No, 198 on the Plan of Poplar Creek, Phase II, as of record in Book 7900, Pages 888 and 889 (revising Plat Book 6900, Pages 339 through 347), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Matthew R. Woodard and Leslie A. Woodard, husband and wife, by Warranty Deed from Barbara A. Lowery, an unmarried person, formerly known as Barbara A. Kindt, dated 10/31/12 and recorded 11/8/12 in Instrument No. 20121108-0103147 Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of January, 2017.

GRANTOR(S):

MATTHEW R. WOODARD

LESLIE A. WOODARD

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Matthew R. Woodard and Leslie A. Woodard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of January, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00**.

AFFIANT

SWORN TO and subscribed before me this 31st day of January, 2017.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

NOTARY PUBLIC
My commission expires:_____

True Copy Certification

I Shelly M. Smith, 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 correct copy of the original document executed and authenticated according to law.

Shelly M Smith

State of Tennessee/County of Willamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger Commission Expires 9-22-20

REBECCA KROGER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-22-2020