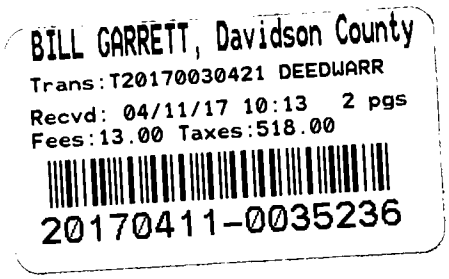
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF APRIL, 2017,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Wendy E. Aldana	Mcgawesome Real Estate	107 05 0 164.00
(NAME)	(NAME)	
1926 Karen Dr.	1208 Gartland Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty Thousand And No/100 Dollars ($140,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lazaro Ortega, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wendy E. Aldana, a married 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. 162 on the Plan of Bel Air, Section II, as of record in Book 2900, Pages 29-32, both inclusive, Register's Office for said County. Said Lot fronts 65 feet on the north side of Karen Drive, and runs back 144.6 feet on the west line and 138 feet on the east line to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to Lazaro Ortega, unmarried by Warranty Deed from Chung Van Tran and wife, Suu Thi Le dated January 29, 2007 and recorded January 30, 2007 as Instrument No. 20070130-0012211, in said Register's Office for Davidson County, Tennessee.

The spouse of the grantor does not join in th execution of this instrument as the subject property was not their marital residence and there is no marital interest to convey.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

*Wendy E. Aldana also known as Wendy Elizabeth Aldana Pazos

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unimproved ☐

This is improved ☒ property, known as 1926 Karen Dr., Nashville, TN 37217

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, has 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 our hands this the 4th day of April, 2017

Lazaro Ortega

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lazaro Ortega, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of April, 2017.

Notary Public

My Commission Expires: 05-24-17

(SEAL)

GIULLIANO F. SILVA
Commission # 2026046
Notary Public - California
Los Angeles County
My Comm. Expires May 24, 2017

DMail to:
Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

File Number: FRN-170990SSO