31003-5

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 116879 DEEDWARR
07/17/2018 08:51:08 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20180717-0069148

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$235,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2018.

Notary Public

My commission expires: 11/9/21
(AFFIX SEAL)

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nothing To See Here Ma, LLC	**"New Owner(s)"**	**041-110-065.00**
421 E Iris Dr, Ste 300		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ana Gloria Calderon, a married woman, and Ana Gloria Elizabeth Mojica, an unmarried woman as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nothing To See Here Ma, LLC, a Tennessee limited liability company

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. 331 on the Plan of Bellshire Estates, Section A, of record in Plat Book 2331, pages 115-116, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ana Gloria Calderon, a married woman and Ana Gloria Elizabeth Mojica, an unmarried woman, by Deed from James Z. Goodwin and wife, Raymell P. Goodwin, of record in Instrument No. 20141105-0102079, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record in Plat Book 2331, Pages 115-116, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Taxes for the current year, which have been prorated and assumed by the Grantee(s) and subsequent years not yet due and payable.

This instrument is being executed on behalf of Ana Gloria Elizabeth Mojica, pursuant to a Power of Attorney executed by same on the 14TH day of JULY, 2018, of record in Instrument No. 20180717-0069147, said Register's Office.

This is improved property, known as **4009 Sussex Drive, Nashville, TN 37207**

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 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 hand(s) this **16th** day of **July, 2018.**

Ana Gloria Calderon

Ana Gloria Calderon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Ana Gloria Calderon,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **July, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ana Gloria Elizabeth Mojica By Ana Gloria Calderon Attorney In Fact

Ana Gloria Elizabeth Mojica,
By: Anna Gloria Calderon, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Ana Gloria Calderon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Ana Gloria Elizabeth Mojica,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Ana Gloria Elizabeth Mojica,** for the purpose therein contained, by signing the name of **Ana Gloria Elizabeth Mojica,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **16th day of July, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY