Karen Y Johnson Davidson County
Batch# 144748 DEEDWARR
09/25/2018 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20180925-0094864

WARRANTY DEED

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. TE0004522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Orta, Jr. and Roshaunda Ross-Orta	Same	063-16-0B-041.00-CO
(NAME)	(NAME)	
1625 Aaronwood Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN, 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lindsay E. Roberts aka Lindsay Roberts, unmarried woman and Joanna B. Pace, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jorge Orta, Jr. and Roshaunda Ross-Orta, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 132, on the Plan of Hampton Park (formerly Chitwood Downs, A Planned Unit Development), of record in Plat Book 6900, pages 550-552, and Certificate of Correction of record in Book 7462, Page 445 and by an Amendment to change name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Lindsay E. Roberts aka Lindsay Roberts, an unmarried woman and Joanna B. Pace, an unmarried woman by Warranty Deed from Brandon L. Cline and wife, Misty M. Cline recorded on November 3, 2016 in Instrument No. 20161103-0116524, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1625 Aaronwood Drive, Old Hickory, TN 37138

(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 hand this 24th day of September, 2018.

Lindsay Roberts by Sophie Mason, Attorney in Fact

Lindsay Roberts by Sophie Mason as Attorney in Fact

JoAnna B. Pace by Sophie Mason by Attorney in Fact

Joanna B. Pace, by Sophie Mason as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Sophie Mason, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Lindsay Roberts and Joanna B. Pace, and who acknowledged that she executed the same as the free act and deed of the said Lindsay Roberts and Joanna B Pace, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, page _____, said Register's Office.
201809250094862 201809250094863

Witness my hand this 24th day of September, 2018.

M. Menke
Notary Public

My commission expires: 3-8-2022

MEGAN MENKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and states that as of the date of execution of the Instrument herein: (1) the document to which this Affidavit is attached is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown, (2) that this execution is proper and within the scope of the Power of Attorney referenced in this Instrument, and (3) that pursuant to the terms and provisions of T.C.A §34-6-105(c) of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of this Instrument and other Instruments related to this transaction, Affiant had no knowledge or notice of the termination of the Power of Attorney, either by revocation or by the principal's death.

Tabatha Edwards, Affiant

WITNESS my hand and seal this 24th day of September, 2018.

M. Menke
Notary Public
My Commission Expire: 3-8-2022

MEGAN MENKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

