Name and Address of New Owner:
Hector Leon
414 Flintlock Court
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 289490 DEEDWARR
09/23/2019 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $684.13
20190923-0096285

Send Tax Bills To:
SAME - NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 135-16-0B-007.00-CO

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 legal sufficiency of which are hereby irrevocably acknowledged, **Brittany Maynard-Martin ~~Married~~, a married person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hector Leon, a married man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brittany Maynard, a single person, by Special Warranty Deed from The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Indenture Trustee for NovaStar Mortgage Funding Trust, Series 2006-1, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-1 recorded March 22, 2016, of record in Instrument No. 20160322-0026999, in the Register's Office of Davidson County, Tennessee. The said Brittany Maynard is N/K/A Brittany Maynard-Martin. The home was never used as the marital residence.

This is improved property known as 414 Flintlock Court, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of September, 2019.

Brittany Maynard-Martin (SEAL)
Brittany Leighanne Maynard-Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of September, 2019, before me personally appeared Brittany Leighanne Maynard-Martin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of September, 2019.

Notary Signature
My commission expires:

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-05-2020 DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $184,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kenyon Sales
(Affiant)

Sworn to and subscribed before me this
18th day of September, 2019.

Notary Public
My commission expires: 3/8/2021
File No. 2019-483

Anne Marie Angel State of Tennessee Notary Public Davidson County

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)