Prepared By:

Timios, Inc.

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Karen Johnson Davidson County
Batch# 312044 DEEDWARR
11/06/2019 09:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191106-0114620

After Recording Return To:
RONALD L BOOKER
2649 SOLON DR
NASHVILLE, TN 37206-1347

Send Tax Bills To:
RONALD L BOOKER
2649 SOLON DR
NASHVILLE, TN 37206-1347

WARRANTY DEED

PARCEL NUMBER: 084 01 0 179.00

THIS INDENTURE, made this 27 day of August, 2019, by and between RONALD L. BOOKER, A MARRIED MAN WHO TOOK TITLE WITHOUT MARITAL STATUS, HEREIN JOINED BY HIS SPOUSE CINDY BOOKER, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and RONALD L BOOKER AND CINDY BOOKER, HUSBAND AND WIFE, AS JOINT TENANTS, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of ZERO Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE, LYING AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:
BEING LOT NUMBER 31, ON THE PLAN OF ROSEBANK TERRACE, SECTION 2, AS OF RECORD IN BOOK 5210, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.
PARCEL: 084 01 0 179.00
BEING THE SAME PROPERTY CONVEYED TO RONALD L. BOOKER BY DEED FROM JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C. RECORDED 10/14/1992 IN DEED BOOK 8756 PAGE 989, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful

claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Ella K. Butler
Witness 1

Ella K. Butler
Witness 2

Ronald L Booker
RONALD L BOOKER

Cindy Booker
CINDY BOOKER

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared RONALD L BOOKER AND CINDY BOOKER, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 27 day of August, 2019.

My Commission Expires: 09/07/2020

Ella K. Butler
Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ exempt, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Ronald L. Booker

Cindy Booker

Sworn to and subscribed before me this 27 day of August, 2019.

My Commission Expires: 09/07/2020

Ella K. Butler
Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-01806572

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True Copy Certification

I, Rebekah Vidal, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of CA

County of Los Angeles

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/31/21
Notary' Seal (if on paper)

ELIANA L. BUENROSTRO
COMM. #2187406
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 31, 2021

NRO1 NRO1