Karen Johnson Davidson County
Batch# 312758 DEEDWARR
11/07/2019 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $878.75
20191107-0115140

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: FHTS# 2019101017

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Andres Nuno Arambula 420 Moss Trail Goodlettsville, TN 37072	Andres Nuno Arambula C/O NEW OWNER	026-09-0-051.00

WARRANTY DEED

THIS INDENTURE, made this 5th day of November, 2019 between **RUTH ANN HOOD a/k/a RUTH A. HOOD**, unmarried, a resident of Davidson County, Tennessee ("Grantor") and **ANDRES NUNO ARAMBULA** and **MA FLOR GOMEZ HERNANDEZ**, husband and wife, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Goodlettsville Heights Subdivision Section Number Two of record in Plat Book 1424, Page (s) 120 and 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ruth Ann Hood by Quitclaim Deed from Richard Hood of record in Instrument No. 20190924-0096912 in the Register's Office for Davidson County, Tennessee, dated August 22, 2019 and recorded on September 24, 2019. SEE ALSO Warranty Deed of record in Instrument No. 20130327-0030224 in said Register's Office.

Being also known as 420 Moss Trail Goodlettsville, Tennessee 37072.

Grantor Initials: RA Grantee Initials: _____

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

Ruth Ann Hood

RUTH ANN HOOD a/k/a RUTH A. HOOD

STATE OF TENNESSEE

COUNTY OF Davidson

On this 5th of November, 2019, before me personally appeared Ruth Ann Hood, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

TROY D. BROWN TENNESSEE NOTARY PUBLIC COUNTY OF KNOX

Notary Public
Commission expires: 2/2/23

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$237,500.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 5th day of November, 2019.

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 5-22-22

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

