Name and Address of New Owner:
Nathan Ernest Davis
818 Bradley Place
Hermitage, TN 37076

Send Tax Bills To:
New American Funding
14511 Myford Rd.
Suite 100
Tustin, CA 92780

Karen Johnson Davidson County
Batch# 378631 DEEDWARR
03/27/2020 10:15:33 AM 2 pgs
Fees: $13.00 Taxes: $645.65
20200327-0033289

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 075-11-0-191.00

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, **Jenny Paola Rangel-Medina, an unmarried woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathan Ernest Davis, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12A on the Plan of Zone Lot Division, Lots 4 thru 17, Meadows of Tulip Grove, Section One, of record in Plat Book 6250, Page 363, amended in Plat Book 5200, Page 612, as corrected in Book 6231, page 154, 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 Jeffrey M. Hoffman, an unmarried man by Warranty deed from Sonya C. Seese, an unmarried woman of record in Instrument No. 20151102-0110910 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 02, 2015.

Being the same property conveyed to Jenny Paola Rangel Medina, an unmarried woman, by Warranty deed from Jeffrey M. Hoffman, an unmarried man, of record in Instrument No. 20180817-0081706 Register's Office for Davidson County, Tennessee, dated August 15, 2018 and recorded on August 17, 2018, as corrected by Scrivener's Affidavit recorded on November 26, 2018 in Instrument No. 20181126-0115128.

Being improved property also known as 818 Bradley Place, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 March, 2020.

Jenny P Rangel (SEAL)
Jenny Paola Rangel-Medina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jenny Paola Rangel-Medina, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of March, 2020.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

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 $174,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th day of March, 2020.

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 11/8/22

File No. 2020-617