Karen Johnson Davidson County
Batch# 387537 DEEDWARR
04/17/2020 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20200417-0040359

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Suite 140 Franklin, TN 37067 File No. 20202888 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$230,000.00**; which is equal to or greater than the amount the Premises would command at fair and voluntary sale. Affiant Sworn to and subscribed before me this 8th day of April, 2020. Notary Public My Commission Expires: 4-17-2023

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
DOLORES E. BROWN
My Commission Expires 04-17-2023

WARRANTY DEED

THIS INDENTURE, made this 14th day of April, 2020, among:

OSCAR A. RESTREPO, A SINGLE MAN, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Jennifer Logan

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Section Two, Larchwood of record in Plat Book 5200, Page (s) 207 and 208, 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 Oscar A. Restrepo, a single man by Warranty deed from Brittany D. Lambert of record in Instrument No. 20170808-0081114 Register's Office for Davidson County, Tennessee, dated August 04, 2017 and recorded on August 08, 2017.

Being also known as 909 Wemberton Drive Nashville, Tennessee 37214.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Instrument Number 202004170040358 in the aforementioned Registers Office.

Oscar A. Restrepo by NH, Attn in fact

Oscar A. Restrepo
by Nick Harris, Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Nick Harris**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Oscar A. Restrepo,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2020.

Bethany D Scott

Notary Public
My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: Jennifer Logan
Address: 909 Wemberton Drive
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Jennifer Logan
Address: 909 Wemberton Drive
City, State, Zip: Nashville, TN 37214

Tax ID: 108-04-0-053.00

True Copy Certification

I, **Angela Pearson**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

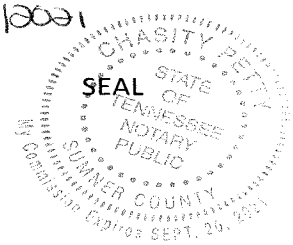
Angela Pearson

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Angela Pearson,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021



SEAL