WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~MAY 28, 2006~~ 7/31/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Omar Hernandez	NEW OWNER	120-1-39
(NAME)	(NAME)	
724 Winthorne Drive	724 Winthorne Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN. 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/02/03 14:17 2pgs
Fees:13.00 Taxes:458.43

20031002-0145813

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ryan Gray and Danica Gray, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Omar Hernandez, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Section Three, Glencliff Estates, of record in Plat Book 1424, Page 1, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Gray and wife, Denica Gray, by deed of record in Book 10116, Page 559, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Ryan Gray and Danica Gray by Krystn Hedges as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No._____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 724 Winthorne Dr., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of September, 2003.

_____

_____

× Ryan Gray by Krystn Hedges atty in fact
Ryan Gray

× Danica Gray by Krystn Hedges atty in fact
Danica Gray

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16th day of September, 2003, before me personally appeared Krystn Hedges, the person who executed the foregoing instrument on behalf of Ryan Gray and Danica Gray and who acknowledged that she executed the same as the free act and deed of the said Ryan Gray and Danica Gray, through Power of Attorney granted she by the said Ryan Gray and Danica Gray.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 2003.

Commission expires: May 28, 2006

Victor Hazelwood
Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006