File No. 40283

WARRANTY DEED

ROBERT G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,324.00

Humberto Magana
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2004.

Robert G Waters
Notary Public

MY COMMISSION EXPIRES: Sept. 22, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Humberto Magana	Roy L. Matlock, Sr.	119-10-0 085.00
(NAME) 2813 Druid Drive	(NAME) 4928 Franklin Road	06DA 34066
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Roy L. Matlock Sr. and wife, Martha H. Matlock, individually and as Trustees of a Joint Revocable Living Trust Agreement, dated Dec. 28, 1993, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Humberto Magana and wife, Angelica M. Magana, 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:

Being Lot No. 66, Final Layout for Subdivision, Hidden Acres, of record in Book 1130, page 89, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Roy L. Matlock Sr. and wife, Martha H. Matlock, Individually and as Trustees of a Joint Revocable Living Trust Agreement, dated Dec. 28, 1993 by deed from Secretary of Veterans Affairs, dated November 13, 1997, of record in Book 10699, page 773, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 1394, page 218, amended in Book 1428, page 565 and Book 1432, page 528, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2813 Druid Drive, Nashville, TN 37210
(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 our hands this 16th day of April, 2004.

Roy L. Matlock, Sr., Individually and as Trustee of a Joint Revocable Living Trust Agreement, dated Dec. 28, 1993

Martha H. Matlock, Individually and as Trustee of a Joint Revocable Living Trust Agreement, dated Dec. 28, 1993

Davidson County DEEDWARR
Recvd: 04/23/04 10:06 2pgs
Fees:13.00 Taxes:308.30

20040423-0046169

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy L. Matlock Sr. and wife, Martha H. Matlock, individually and as Trustees of a Joint Revocable Living Trust Agreement, dated Dec. 28, 1993 the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2004.

Commission expires: My Commission Expires Sept. 22, 2007

Notary Public

ROBERT G. WATERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN