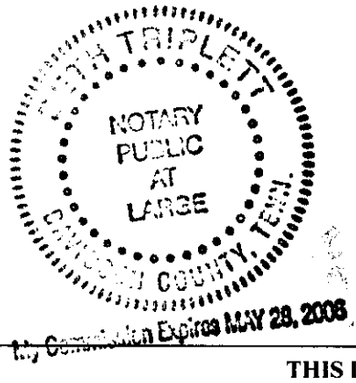
Box 13 #8006

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(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 |
|---|---|---|
| Carlos Manuel Hernandez | Bank of America, N.A. | 149-1-B-107 CO |
| (NAME) | (NAME) | |
| 4636 Billingsgate Road | 9000 Southside Blvd. Bldg 700 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | Jacksonville, FL 32256 | |
| (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, James H. Hendricks and Linda B. Hendricks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlos Manuel Hernandez and Maura Rivera, husband and wife, 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. 234 on the Plan of Phase III, Piccadilly Square, of record in Book 6250, Page 892, Register's Office for said County.
Said Lot No. 234,which is a corner lot, fronts 65.00 feet on the westerly margin of Aldwych Way and fronts 43.92 feet on the southerly margin of Billingsgate Road, said frontages being joined by a curve having a length of 36.44 feet, and extends back 100.00 feet on the westerly line and 88.30 feet on the southerly line to a point of intersection.

Being the same property conveyed to James H. Hendricks and wife, Linda B. Hendricks, by deed of record in Book 8396, Page 140, 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 James H. Hendricks and Linda B. Hendricks by Mark Scott as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040525-0061382, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4636 Billingsgate Road, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 05/25/04 14:12 2pgs
Fees:13.00 Taxes:481.00

20040525-0061383

Witness our hands this 20th day of May, 2004.

James H. Hendricks By Mark Scott His Attorney in Fact

Linda B. Hendricks By Mark Scott Her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of May, 2004, before me personally appeared Mark Scott, the person who executed the foregoing instrument on behalf of James H. Hendricks and Linda B. Hendricks and who acknowledged that he executed the same as the free act and deed of the said James H. Hendricks and Linda B. Hendricks, through Power of Attorney granted he by the said James H. Hendricks and Linda B. Hendricks.

Witness my hand and official seal at Nashville, Tennessee this 20th day of May, 2004.

Commission expires: May 28, 2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006