Please return to: Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Ste 300, Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-29-05

(AFFIX SEAL)

JEFFREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005

Davidson County DEEDWARR
Recvd: 07/07/04 15:48 2pgs
Fees:13.00 Taxes:1628.00

20040707-0080906

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilman W. Whiting **ETUX**	**Countrywide Home Loans, INc**	Map 105-13-O
(NAME)	(NAME)	Parcel 84
1505 Linden Avenue	**3011 Armory Drive, Suite 120**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nasvhille, TN 37204**	
(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, **EDWARD J. HERNANDEZ AND WIFE, BOBBIE V. HERNANDEZ,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GILMAN W. WHITING AND WIFE, TRACY D. SHARPLEY-WHITING,** 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 the east half of Lot No. 59 on the Belmont Land Company's Plan of Lots, called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the south side of Linden Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Edward J. Hernandez and wife, Bobbie V. Hernandez, by deed from Alfred V. Russell and wife, Rita C. Russell, of record in Instrument #20000728-0074845, said Register's Office.

This conveyance is subject to 2004 real property taxes, which have been prorated and assumed by the grantee(s) and all matters appearing on the plan of record in Book 421, page 34, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1505 Linden Avenue, Nashville, TN 37212

(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 30th day of June, 2004.

Edward J. Hernandez

Bobbie V. Hernandez

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 Edward J. Hernandez and wife, Bobbie V. Hernandez , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2004.

Commission expires: 11/24/07



Notary Public