#8522 Box B

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,447.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ulysses Hernandez	Countrywide Home Loans	64-16D-27
(NAME)	(NAME)	
1820 Brook Meadow Lane	3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Nashville, 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, John Gary Gallion Jr. and Beth Gallion, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ulysses 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: *and wife Jessenia Hernandez JH JH

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Truxton Park Section One of record in Instrument No. 20001026-0106272, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Gary Gallion Jr. and Beth Gallion, by deed of record in Instrument No. 20010601-0056787, 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 John Gary Gallion Jr. and Beth Gallion by Terry DSelms as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040914-0110787 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1820 Brook Meadow Lane, Hermitage, TN 37076

(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: 09/14/04 12:08 2pgs
Fees:13.00 Taxes:519.64

20040914-0110788

Witness our hands this 30th day of August, 2004.

John Gary Gallion Jr.

Beth Gallion

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of August, 2004, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of John Gary Gallion, Jr. and Beth Gallion and who acknowledged that he executed the same as the free act and deed of the said John Gary Gallion, Jr. and Beth Gallion, through Power of Attorney granted him by the said John Gary Gallion Jr. and Beth Gallion

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

Commission expires: May 28, 2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006