WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/05 08:40 2 pgs
Fees:13.00 Taxes:427.13

20050324-0031917

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,440.00

Maria B. Hernández
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/4/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Hernandez	Maria Hernandez	
(NAME)	(NAME)	
205 New Town Court	205 New Town Court	150-07-54
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050491

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Kevin Jarnagin and wife, Anga Jarnagin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maria Hernandez**, hereinafter called the GRANTEE, **his/her** 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. 69 on the Plan of Towne Village of the County Section 1, of record in Book 5200, Page 55 and 56, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Kevin Jarnagin and Anga Jarnagin, as husband and wife, by deed dated 4/19/04 from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington, DC of record in Instrument #200406100053098 and rerecorded in Instrument #200408180099561, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 205 New Town Court, 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 9th day of March, 2005.

X Kevin A. Jarnagin
Kevin Jarnagin

Anga Jarnagin
Anga Jarnagin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Kevin Jarnagin and wife, Anga Jarnagin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Kevin Jarnagin and wife, Anga Jarnagin executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 8th day of March, 2005.

Commission expires: 3/15/05

Melissa D. Rogers

Notary Public

