Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 11/03/05 15:33 2 pgs
Fees:13.00 Taxes:490.25

20051103-0133446

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of Oct, 2005.

Notary Public

MY COMMISSION EXPIRES: 9.30.09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Adrian Hernandez	Market Street Mortgage Corporation	061-10-0
3867 Hutson Avenue	P.O. Box 22128	GROUP
Nashville, Tennessee 37216	Tampa, Florida 33622-2128	PARCEL 036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Two Thousand Five Hundred dollars and Zero cents ($132,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, B & T Building Group, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Adrian Hernandez and wife, Maria Belen Cisneros Hernandez, 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. 186 on the Plan of Maplewood Heights, Second Subdivision, of record in Plat Book 547, pages 103 and 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to B. & T Building Group, LLC, a Tennessee limited liability company, by deed from Ryan W. Avery of record as Instrument No. 20050112-0004436 in the Register's Office for Davidson County, Tennessee.

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 and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 3867 Hutson Avenue, Nashville, Tennessee 37216

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 Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors 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 my hand this 31st day of OCTOBER, 2005.

B & T Building Group, LLC

By: _____
Randy Tobitt, Co-manager

By: _____
Jason S. Browning, Co-manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randy and Tobitt Jason S. Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-managers of B & T Building Group, LLC, the within named bargainor, a limited liability company, and that they as such Co-managers, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Co-managers.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of OCTOBER, 2005.

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

_____
Mitchell A. Watts
Notary Public

My commission expires: 9/30/2009