SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/07 11:29 2 pgs
Fees:13.00 Taxes:592.00
20070507-0054515

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 2007

Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT2882

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Pedro L Hernandez and Andrea E Hernandez			Pinnacle Financial Corp.			033-03-0-B 047.00 CO
(NAME)			(NAME)			
120 Vine Street			2611 Technology DR.			
(ADDRESS)			(ADDRESS)			Loan# 13204440
Goodlettsville	TN	37072	Orlando	FL	32804	
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Aegis Mortgage Corporation, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Pedro L Hernandez and Andrea E Hernandez, husband and wife, as tenants by the entirety

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Lot Number 90 on the Final Plat of Dry Creek Farms, Section 2, dated July 3, 2003, as revised July 30, 2003, and of record in Instrument No. 20040421-0045040, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Mortgage Electronic Registration System, Inc., as nominee for Aegis Mortgage Corporation by Substitute Trustee's Deed dated November 20, 2006, and recorded November 27, 2006, in Instrument No. 20061127-0146076, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ property, known as 120 Vine Street Goodlettsville 37072
improved

(House Number, (Street)) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Pedro L Hernandez and Andrea E Hernandez, and his/her/their assigns, forever.

Said Aegis Mortgage Corporation., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Aegis Mortgage Corporation., has executed this deed this January 24, 2007

Aegis Mortgage Corporation

By Paige Holen

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paige Holen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Vice President respectively of the Aegis Mortgage Corporation, the within named bargainor, a corporation, and that he/she as such Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this January 24, 2007

Commission expires: 11/1/09

Notary Public

MAYRA ARREOLA
Notary Public, State of Texas
My Commission Expires
November 01, 2009

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT2882