WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/27/08
(AFFIX SEAL)

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

Box 13
13349

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Omar Ignacio Nunez-Perez	Banco Popular North America	15009005300
(NAME)	(NAME)	
2536 Forest View Drive	9600 WestBryn Mawr	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Rosemont, IL 60018	
(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, Jesus Hernandez and wife, Luz Adrianna Hernandez, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Omar Ignacio Nunez-Perez, married, 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 Lot No. 223 on the Map of Forest View Park Subdivision, Section 1, as of record in Book 3700, Page 110, Register's Office for said County.

Said Lot No. 223 fronts 81.0 feet on the westerly margin of First View Drive and runs back between lines measuring 204.11 feet on the northerly line and 191.19 feet on the southerly line, to a broken line in the rear, measuring 83.87 feet thereon.

Being the same property conveyed to Jesus Hernandez and Luz Adrianna Hernandez, by deed of record in Instrument No. 200007070067493, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2536 Forest View Drive, 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 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: 06/28/07 11:34 2 pgs
Fees:13.00 Taxes:624.93
20070628-0077220

Witness our hands this 8th day of June, 2007.

Jesus Hernandez

Luz Adrianna 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 Jesus Hernandez and Luz Adrianna Hernandez with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of June, 2007.

Commission expires: 9/27/08

Notary Public

KRISTEN M. TRAVIS
Notary Public At Large
SUMNER COUNTY, TENN.