RETURN TO:
First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214
NJ507

WARRANTY DEED

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2007.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 2-8-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Refugio Rubio Hernandez	Banco Popular North America ~~Refugio Rubio Hernandez~~	
(NAME) 4720 Ashley Way	PO Box 792347 (NAME) ~~4720 Ashley Way~~	07605016400
(ADDRESS) Hermitage, Tennessee 37076	San Antonio, TX 78279-2347 (ADDRESS) ~~Hermitage, TN 37076~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071114

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, **I, James F. Harnage**,* hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Refugio Rubio Hernandez and Grecia E. Galvan**, 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. :

* married

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 4720 Ashley Way, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 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 my hand this 22nd day of June, 2007.

Davidson County DEEDWARR
Recvd: 06/28/07 13:02 2 pgs
Fees:13.00 Taxes:551.30
20070628-0077277

James F. Harnage

Tangela G. Harnage

STATE OF TENNESSEE

COUNTY OF WILSON

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

* and wife, Tangela G. Harnage

Witness my hand and official seal this 22nd day of June, 2007.

Commission expires: 2-8-11

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Connie L. Timbs
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Ashley Place of record in Plat Book 7900, page 123, as amended by Certification of Correction of record in Book 8307, page 239, Register's Office for said County, to which plan reference is made for a more complete and accurate description.

BEING all of the same property conveyed to James F. Harnage by Warranty Deed from Mario M. Martinez, an unmarried person, dated March 29, 1999 and filed of record in Book 11415, Page 883, Register's Office for Davidson County, Tennessee.