File No. 270801843

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/07 11:00 2 pgs
Fees:13.00 Taxes:484.70
20071001-0116383

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 11/8/08

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 8, 2008

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Hernandez	Michael Hernandez	150070380.00
(NAME) 804 Fall Court	(NAME) 804 Fall Court	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Tommy Sidwell, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Hernandez and wife, Jenifer Hernandez, HEREINAFTER CALLED THE GRANTEE(S), 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. 361 on the Plan of Towne Village of the Country Section 4B of record in Plat Book 6250, page 496, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tommy Sidwell by special warranty deed from US Bank, N.A. of record in Instrument No. 20070802-0091870, Register's Office for Davidson County, Tennessee, dated July 26, 2007. Being the same property conveyed to US Bank, N.A., as Trustee by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, as Trustee, of record in Instrument No. 20070207-0015952, Register's Office for Davidson County, Tennessee, dated January 25, 2007.

Taxes for the year 2007 due and payable. All prior years are paid. All subsequent years a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 6250, Page 496, Register's Office of said County.

Restrictive Covenants of record in Book 6582, page 568, said Register's Office.

Watermain Easement of record in Book 5866, page 45 and Book 6947, page 297, said Register's Office.

Sewer Easement of record in Book 6631, page 112 and 6947, page 288, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 804 Fall 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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hands this 27th day of September, 2007.

Tommy Sidwell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Tommy Sidwell, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/27/2007.

Witness my hand at office this 27th day of September, 2007.

Commission expires: 5-18-10

Notary Public

File Number: 270801843

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires MAY 18, 2010