WARRANTY DEED

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
[illegible] TN 37203

RETURN TO:

NOTARY PUBLIC AT LARGE

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-26-09
(AFFIX SEAL)

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
Josepha A. Hernandez	Josepha A. Hernandez	07307016400
(NAME)	(NAME)	
2200 Cabin Hill Road	2220 Cabin Hill Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37214	
(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, Julie S. Gibson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Josepha A. 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:

Land in Davidson County, Tennessee, being Lot No. 55A, on the zone lot division of Lots 54,55,56,57, and 58 on the Plan of Cabin Hill Subdivision, Section One, shown on Plat of record in Book 5200, Page 581, as amended in Book 6250, Page 154, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Julie S. Gibson, unmarried, by deed of record in Instrument No. 20060824-0104824, re-recorded in Instrument No. 20060712-0083931, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2220 Cabin Hill Road, Nashville, TN 37214
(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: 01/17/08 13:45 2 pg
Fees:13.00 Taxes:259.00

20080117-0005547

Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

Witness my hand this 14 day of January, 2008.

X Julie S. Gibson
Julie S. Gibson

STATE OF Louisiana
COUNTY OF St. Helena

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie S. Gibson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Montpelier, Louisiana this 14 day of January, 2008.

Commission expires: AT my Death

Billie C Tyger
Billie C Tyger Notary Public
#50347

BILLIE C. TYCER NOTARY PUBLIC STATE OF LOUISIANA