Davidson County DEEDWARR
Recvd: 03/18/08 12:20 2 pgs
Fees:13.00 Taxes:493.95
20080318-0027213

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$133,500.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2008.

Notary Public

My commission expires: 5-22-10 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Harvey L. Hearn **Mary R. Hearn**	SunTrust Mortgage	**Map 095-05B, Parcel 080.00CO**
2120 Lebanon Pike #54	401 Commerce St #6100	
Nashville, TN 37210	Nashville TN 37219	

FOR AND IN 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 Cisneros and wife, Kari Cisneros

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harvey L. Hearn and wife, Mary R. Hearn

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 Unit No. 54 in Phase 2, as shown on Exhibit A-2 of the Declaration of Covenants, Conditions, Restrictions and By-Laws of Easthaven Townhomes, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20030425-0055753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Jesus Cisneros, a single man by Warranty Deed from R. J. York Homes, LLC, of record in Instrument No. 20040402-0037644, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, Restrictions and By-Laws, of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031107-0147961 and in Instrument No. 20040419-0043570, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Kari Cisneros, spouse of the above named Jesus Cisneros, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This is Improved (__X__) Unimproved (____) property, known as: **2120 Lebanon Pike #54, Nashville, TN 37210**

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.

Witness my/our hand(s) this **14th** day of **March, 2008.**

Jesus Cisneros
Jesus Cisneros

Kari Cisneros
Kari Cisneros

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 Cisneros and Kari Cisneros,** the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **March, 2008.**

Jennifer L. Johns

Notary Public

My Commission Expires: 3/7/2011

