WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00 SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16th** DAY OF **May, 2008** MY COMMISSION EXPIRES: 4-22-09 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/20/08 13:45 2 pg
Fees:13.00 Taxes:536.50
20080520-0051787

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-050012

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Thomas McMurtry, Jr. and Mildred Hawn McMurtry	Same as Owner	**09615006700**
(NAME) **3112 Laurel Forest Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS)	
(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 Serrano Vazquez and Maria H. Serrano, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Thomas McMurtry, Jr. and Mildred Hawn McMurtry,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE PLAN OF HICKORY BEND, SECTION 3, OF RECORD IN BOOK 3600, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JESUS SERRANO VAZQUEZ AND WIFE, MARIA H. SERRANO BY WARRANTY DEED FROM DAVID J. LOCASCIO AND WIFE, SANDRA S. LOCASCIO, RECORDED ON THE 31ST DAY OF MARCH, 1995 IN BOOK 9632, PAGE 739, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3112 Laurel Forest Drive, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **16th** day of **May, 2008**.

Jesus Serrano Vazquez

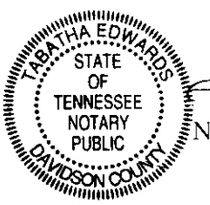
Maria H. Serrano

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Jesus Serrano Vazquez and Maria H. Serrano**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5/16/2008.



NOTARY

MY COMMISSION EXPIRES:
November 7, 2011

MY COMMISSION EXPIRES: