Davidson County DEEDWARR
Recvd: 10/21/08 14:18 2 pg
Fees:13.00 Taxes:917.60
20081021-0105651

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Harry A. Parker Living Trust Agreement dated March 21, 2001, Grantors
TO: Gabriel J. Hernandez & Ilicenia A. Hernandez, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Gabriel J. Hernandez & Ilicenia A. Hernandez 2757 Windemere Drive Nashville, TN 37214	Same As Owner	084-07-0-045.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $248,000.00.

X _____
Affiant

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Subscribed and sworn to before me this the 16 day of October, 2008.

My commission expires: 11/22/08

_____
NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Harry A. Parker, Trustee of Harry A. Parker Revocable Living Trust Agreement dated March 22, 2001**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Gabriel J. Hernandez and wife, Ilicenia A. Hernandez**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 48 on the Plan of Sunny Acres, Section II, as of record in Book 2663, page 39, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Harry A. Parker, Trustee of the Harry A. Parker Revocable Living Trust Agreement dated March 22, 2001, by quitclaim deed, recorded March 23, 2001 in Instrument No. 20010323-0028338, Register's Office for Davidson County, Tennessee.

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, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 2757 Windemere Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 16th day of October, 2008.

"GRANTORS"

Harry A. Parker

Harry A. Parker, Trustee of Harry A. Parker Revocable Living Trust Agreement dated March 22, 2001

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Harry A. Parker with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Trustee of Harry A. Parker Revocable Living Trust Agreement dated March 22, 2001, a trust, and that as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Harry A. Parker Revocable Living Trust Agreement.

WITNESS my hand and official seal at Brentwood, Tennessee this 16th day of October, 2008.

My commission expires: 5/8/2012

{Seal}

Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212