BILL GARRETT, Davidson County
Trans:T20090034858 DEEDWARR
Recvd: 05/27/09 14:59 2 pgs
Fees:13.00 Taxes:370.00
20090527-0048642

This Instrument Prepared By:
Elite Title Co., LLC
109 Westpark Drive
Brentwood, TN 37027
File No.

Send Tax Bills To:
Volunteer Trust Mortgage
301 S. Perimeter Park Dr.
Suite 126 Nashville, TN 37211

New Owner is:
Dilcia M. Canales
4721 Colemont Place
Antioch, TN 37013

MAP: 148-14

PARCEL: 192.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jose S. Hernandez, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said Dilcia M. Canales, an unmarried person, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 38 on the Plan of Haywood Forest, Section 3, of record in Book 5200, page 245, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Jose S. Hernandez by Warranty Deed from Jamie L. Jackson of record in Instrument Number 20040323-0032628, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, set back lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **4721 Colemont Place, Antioch, TN 37013**

JSH

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 8th day of April, 2009.

GRANTOR(S):

Jose S Hernandez

JOSE S. HERNANDEZ

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **JOSE S. HERNANDEZ**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 8th day of April, 2009.

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 8th day of April, 2009.

Amanda Haneline

NOTARY PUBLIC
My commission expires: 3-20-10

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY