WARRANTY DEED

B-ES-09-3737

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,950.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-4-13
(AFFIX SEAL)

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna R. Gooch	PHH Mortgage Corp dba Coldwell Banker Mortgage	
3737 HILLBROOK COURT	(NAME) 1 Mortgage Way	
(ADDRESS) NASHVILLE, TN 37211-4901	(ADDRESS) Mt. Laurel NJ 08054	14801008400
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JIMMY D. HEREDIA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONNA R. GOOCH, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 193 ON THE PLAN OF HILLBROOK, SECTION II, OF RECORD IN PLAT BOOK 3300 PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AS FOLLOWS:

SAID LOT NO. 193 FRONTS 86 FEET ON THE SOUTH SIDE OF HILLBROOK COURT AND EXTENDS BACK 140.2 FEET ON THE WEST LINE AND 130.3 FEET ON THE EAST LINE TO A DEAD LINE IN THE REAR ON WHICH IS MEASURES 103 FEET.

BEING THE SAME PROPERTY CONVEYED TO JIMMY D. HEREDIA BY DEED FROM PLEDGED PROPERTY, II, LLC OF RECORD IN INSTRUMENT 200708170098400 ON 07/12/2007 AND FILED FOR RECORD ON 08/17/2007, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 3300, PAGE 12; COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 3277, PAGE 482, AS AMENDED IN BOOK 3286, PAGE 375, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

JIMMY D. HEREDIA IS MARRIED. HIS WIFE, MARISOL HERNANDEZ, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL HER MARITAL INTEREST IN AND TO SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 3737 HILLBROOK COURT, NASHVILLE, Tennessee 37211-4901
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20090036833 DEEDWARR
Recvd: 06/03/09 14:30 2 pgs
Fees: 13.00 Taxes: 517.82
20090603-0051316

Witness my/our hand(s) this 29th day of May, 2009.

JIMMY D. HEREDIA

MARISOL HERNANDEZ

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIMMY D. HEREDIA & WIFE, MARISOL HERNANDEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of May, 2009.

Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903