Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/7/2013
(AFFIX SEAL)

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerardo Hernandez Contreras	New Owner	091-13 17.00
(NAME) 6330 Columbia Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(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, **Riley Wayne King, Vickie Parmer and Jami Whitworth-Hankins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerardo Hernandez Contreras and Sandra Hernandez, Husband and Wife**, 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:

BEING Lot No. 8 of Block "E" on the map of Crolywood Subdivision, Section Two, as of record in Book 1130, page 100, Register's Office for said county.

SAID Lot No. 8 fronts 60 feet on the northerly side of Columbia Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to William R. King and wife, Ruby Lucille King by Deed from Bob L. Jones and wife, Audrey M. Jones, of record in Book 4929, page 432, dated July 1, 1975, Register's Office for Davidson County, Tennessee. William R. King having since died and subject property being vested in Ruby Lucille King as surviving tenant by the entirety. Ruby Lucille King having since died and subject property being vested in Riley W. King and James Nicholas Bailey heirs at law of William R. King and Ruby Lucille King. James Nicholas Bailey having since died intestate on August 15, 1997, leaving his interest in said property to his only heirs at law, Dorothy Juanita Bailey, Nicholas D. Bailey, Vickie Parmer, and Jami Whitworth-Hankins according to Affidavit of Heirship of record in Instrument No. 20090610-0053915, Register of Deeds for Davidson County, Tennessee. Dorothy Juanita Bailey and Nicholas D. Bailey having since quitclaimed their interest in said property to Riley Wayne King of record in Instrument No. 20090610-0053914, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1130, page 100; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6330 Columbia Avenue, Nashville, TN 37209
(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.

BILL GARRETT, Davidson County
Trans:T20090038691 DEEDWARR
Recvd: 06/10/09 11:14 2 pgs
Fees:13.00 Taxes:388.50

20090610-0053916

Witness our hands this 28th day of May, 2009.

Jami Whitworth-Hankins

Riley Wayne King

Vickie Parmar

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Riley Wayne King and Jami Whitworth-Hankins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of May, 2009.

Carol L McArthur
Notary Public

My Commission Expires: July 25, 2012

STATE OF MICHIGAN
COUNTY OF Ingham

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Vickie Parmer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at MSU Fed. Credit Union, Michigan, this 28 day of May, 2009.

Kimberly J Fullerton
Notary Public

My Commission Expires: 2-20-13

KIMBERLY S. FULLERTON
NOTARY PUBLIC, STATE OF MI
COUNTY OF INGHAM
MY COMMISSION EXPIRES Feb 20, 2013