FRN09 - 2559 (1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090079859 DEEDWARR
Recvd: 11/24/09 11:41 2 pgs
Fees: 13.00 Taxes: 373.70
20091124-0108073

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **20th** day of **November, 2009**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CRISTI CANTRELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Raul Torres Hernandez	Mortgage Investers Group	72-14-5.00
(NAME)	(NAME)	My Commission Expires MAY 2, 2011
1109 Cahal Avenue	8320 East Walker Springs Lane Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Knoxville, TN, 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Suzette Johnson and husband, David Johnson**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Raul Torres Hernandez, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot number 6 on the Plan of E.T. Brown's Subdivision of part of Lot 1 of the Cahal Property, of record in Book 332, page 84, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Cahal Avenue at a point 36.7 feet westerly from the corner of Lots number 6 and 7; thence northwardly and parallel with the line Lots number 6 and 7, 97 feet; thence westwardly and parallel with the northerly margin of Cahal Avenue 23.8 feet to the easterly margin of an alley; thence with said alley, southerly 102.3 feet to the northerly margin of Cahal Avenue; thence easterly along the northerly margin of Cahal Avenue, 56.3 to the point of beginning.

Being the same property conveyed to Suzette Johnson and husband, David Johnson by Warranty Deed from Ross M. Hayduk, and unmarried person, dated October 29, 2004 and recorded in Instrument No. 20041103-0132695, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 1109 Cahal Avenue, Nashville, TN 37206

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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.

Witness our hands this **20th** day of **November, 2009**

Suzette Johnson

David Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Suzette Johnson and husband David Johnson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **20th** day of **November, 2009**

Notary Public

My commission expires:

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

Return to:
Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067