BILL GARRETT, Davidson County
Trans:T20100018475 DEEDWARR
Recvd: 03/30/10 11:56 2 pgs
Fees:13.00 Taxes:518.00
20100330-0023621

This instrument prepared by: Return To:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of March, 2010, by and between Daniel Barajas Herrera, a married couple, party of the first part, and Cristino Hernandez, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 139 on the plan of Hickory Highlands, Section Two, Phase One of Record in Instrument NO. 19912230306510 and 199122230306511, Register's Office for Davdison County, Tennessee, to which plat reference is hereby made for a complete and accurate legal description.

Being all or part of the same property conveyed to Daniel Barajas Herrera by virtue of Special Warranty Deed recorded June 14, 2005 at Instrument NO. 20050614-0067688 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Daniel B H

Daniel Barajas Herrera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Daniel Barajas Herrera, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of March, 2010.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-13

Property Owner & Address:	Cristino Hernandez 4405 Winton Drive Antioch, TN 37013
Tax Parcel No	163-020-06200
Property Address:	4405 Winton Drive Antioch, TN 37013
MAIL TAX BILLS TO:	MIG 8320 East Walker Springs Ln, Ste 200 **Knoxville, Tn 37923**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Cristino Hernandez
AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of March, 2010.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY