Davidson County DEEDWARR
Recvd: 06/10/10 10:02 2 pgs
Fees:13.00 Taxes:440.30
20100610-0045006

This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Nicholas Taylor Hendricks

TO: Steven A. Gonzalez and
Soledad E. Gonzalez,
717 23rd Street
Nashville, Tn 37209

Map & Parcel:
09101009600

SEND TAX BILLS TO: ~~SAME~~ Regions mortgage
2050 Parkway Office Cr.
Birmingham, AL 35244

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Nicholas Taylor Hendricks, Grantor herein; have bargained and sold and by these presents do convey unto Steven A. Gonzalez and Soledad E. Gonzalez, as tenants in common, Grantee herein, his heirs and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Hullett Subdivision, of record in Book 8250, page 317, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> AND BEING the same property conveyed Nicholas Taylor Hendricks and wife, Catherine Leigh Hendricks by deed from Robert C. Spurgeon and wife, Allyson Spurgeon, of record as Instrument No. 20050825-0101496, dated August 18, 2005, Register's Office for Davidson County, Tennessee. Catherine Leigh Hendricks having since quitclaimed her interest to Nicholas Taylor Hendricks by deed of record as Instrument No. 20100610-0045004, said Register's Office.
>
> This conveyance is subject to the lien of 2010 Davidson County land taxes which have been prorated and payment of which is assumed by grantees herein.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 18 day of May, 2010.

NICHOLAS TAYLOR HENDRICKS

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, NICHOLAS TAYLOR HENDRICKS, 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 executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 18th day of May, 2010.

NOTARY PUBLIC

MARTHA BROOKE PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 7/15/13

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $119,000.00.

Grantee

SWORN to and subscribed before me

this the 18th day of May, 2010.

NOTARY PUBLIC

My commission expires: 8/10/13

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 04-15-12