BILL GARRETT, Davidson County
Trans:T20110029835 DEEDWARR
Recvd: 05/19/11 11:06 2 pgs
Fees:13.00 Taxes:273.80
20110519-0038337

This instrument prepared by: Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of May, 2011, by and between Ohio Investments LLC, an Ohio LLC, party of the first part, and Marco A Hernandez party of the second part. and Gisell Hernandez

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:

Being Lot No. 706 on the Plan of Section Twelve, Charlotte Park, as of record in Book 2900, pages 127 and 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Ohio Investments, LLC by Cash Deed dated 04/26/11 and recorded at Instrument No. in the Register's Office of Davidson County, Tennessee.
20110506-0034873

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 2011 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.

Ohio Investments, LLC by: John B Zitzner

STATE OF OHIO
COUNTY OF Clark

Before me, a Notary Public of said County and State, personally appeared John B Zitzner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be John B Zitzner, member of Ohio Investments, LLC the within named bargainer, and that he/she as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as John B Zitzner, member.

Witness my hand and seal, at office, this 16th day of May, 2011.

NOTARY PUBLIC

My Commission Expires: Oct 7, 2014

NOTARIAL SEAL STATE OF OHIO

L. A. LEFELD
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
October 07, 2014
Recorded In
Montgomery County

Property Owner & Address: Marco A Hernandez and Gisell Hernandez
6420 Premier Dr
Nashville, TN 37209

Tax Parcel No 09016030500

Property Address: 6420 Premier Drive
Nashville, TN 37209

MAILTAX
BILLS TO: owners at property address

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 $74,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of May, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY