WARRANTY DEED

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

COMMISSION EXPIRES
JUNE 16, 2013

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Return To:
MH[illegible] Firm
1804 WI[illegible] Ste 201
Bren[illegible] 7027
[illegible]

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erick R.Hernandez	New Owner	164100a04400co
(NAME)	(NAME)	
4220 Sandstone Drive		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, Pristine Properties, LLC, a Tennessee limited liability company,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erick R. Hernandez, a single man, 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:

Land in Davidson County, TN, BEING Lot No. 157 of Village One Summerfield of record in Instrument No. 20000211-0014170, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Pristine Properties, LLC, a Tennessee Limited Liability Company, by deed of record in Instrument No. 20080506-0046551, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4220 Sandstone Drive, Antioch, TN 37013

(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:T20120041256 DEEDWARR
Recvd: 06/05/12 11:10 2 pgs
Fees:13.00 Taxes:395.90

20120605-0048869

Witness my hand this 26 day of May, 2012

Pristine Properties, LLC, a Tennessee limited liability company,

By: Michele Ashton Chief Manager

Michele Ashton, chief manager

STATE OF NC

COUNTY OF Buncombe

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Michele Ashton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the chief manager of Pristine Properties, LLC and that as such chief manager executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as chief manager.

Witness my hand and official seal at Asheville, NC this 26 day of May, 2012.

Commission expires: 20 march 2015

Notary Public

KATHY W. PRICE NOTARY PUBLIC BUNCOMBE CO., N.C.