BILL GARRETT, Davidson County
Trans:T20120044956 DEEDWARR
Recvd: 06/18/12 15:53 3 pgs
Fees:18.00 Taxes:259.00

20120618-0053391

WARRANTY DEED

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
Sergio P. Hernandez Angelina C. Muela 94 Maury Street Nashville, TN 37210	MAP-PARCEL NUMBER 93-16-0-075
THIS INSTRUMENT PREPARED BY: WILLIAM E. PORTER Attorney at Law 401 Church Street, Suite 2900 Nashville, TN 37219 615/250-8000	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $70,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF June, 2012 Notary Public My Commission Expires: Sept 9, 2014

W. EDWARD PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 9,

FOR AND IN CONSIDERATION OF ten dollars cash in hand other good and valuable consideration paid by the grantees herein the receipt and sufficiency of which is hereby acknowledged, I, **FRED MEADOR** (hereinafter referred to as "Grantor") has bargained and sold, and does hereby transfer and convey, unto **SERGIO P. HERNANDEZ and ANGELINA C. MUELA,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 104 in Maury & Claiborne's Addition to Nashville, Tennessee, fronting 35 feet on the westerly side of Maury Street and extends back between parallel lines 165 feet to an alley by plan of record in Book 21, Page 84, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **FRED MEADOR**, by deed from **Washington Mutual Bank, FA, successor in Interest to Homeside Lending Inc.** , of record on Instrument #20041122-0139660, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 94 Maury Street, Nashville, TN. 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, their heirs and assigns, forever.

AND the Grantor does hereby covenant with the Grantee, their heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 2002 property taxes, which have been assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties have set their hands and seal, on this the 18th day of June 2012.

Fred Meador

FRED MEADOR

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Edward Porter IV, a Notary Public in and for said County and State, **FRED MEADOR**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June 2012.

NOTARY PUBLIC

My Commission Expires: Sept 9, 2014.

W. EDWARD PORTER, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014