WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **12th** day of **September, 2012**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-10348

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaime A. Hernandez and Dayla S. Hernandez	New Owner	
(NAME)	(NAME)	
613 Indian Ridge Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Brian Haigler,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jaime A. Hernandez and Dayla S. Hernandez, husband and wife**, 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, Tennessee, being Lot No. 41 on the Plan of McCrory Trace Estates, as shown on plat of record in Plat Book 6900, pages 720-723, Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Correction of Plat recorded in Book 7825, page 429, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Haigler, married by Warranty Deed from the Secretary of Housing and urban Development of Washington, D.C. dated August 30, 2012 of record in Instrument No. 20120904-0079852, Register's Office for Davidson County, Tennessee.

The said property is not and has never been the principal residence of the Grantor herein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 613 Indian Ridge Dr., Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20120069185 DEEDWARR
Recvd: 09/14/12 09:28 2 pgs
Fees:13.00 Taxes:588.30

20120914-0083441

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, has 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.

Witness our hands this **12th** day of **September, 2012**

Brian Haigler by Ronnie Delozier Attorney in fact

Brian Haigler by Ronnie Delozier Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ronnie Delozier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brian Haigler, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20120914-0083440, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Brian Haigler, under said Power of Attorney.

Witness my hand and official seal at office in Nashville, Tennessee, this the 12th day of September, 2012.

Laurie M Harris
Notary Public

My Commission Expires:

12-10-12

