BILL GARRETT, Davidson County
Trans:T20120071779 DEEDWARR
Recvd: 09/24/12 12:05 2 pgs
Fees:13.00 Taxes:370.00
20120924-0086554

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 100,000.00

Affiant

Subscribed and sworn to before me, this 19th day of September, 2012.

Notary Public

My commission expires: 11-3-2015

DONNA C. PIONK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JUAN HERNANDEZ	GMAC Mortgage, LLC	12013007500
1120-1122 TARA ANN COURT	PO.BOX 961219	
NASHVILLE, TN 37217	Fort Worth, TX 76161-0241	

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 ACKNOWLEDGE, WE,

SANDRA KENT FOSTER AND LAVERN THOMAS FOSTER, AS TENANTS BY THE ENTIRETY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUAN HERNANDEZ, UNMARRIED

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. 18 on the Plan of Seven Oaks Estates, Section 3, as of record in Book 5200, page 760, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING THE SAME PROPERTY CONVEYED TO SANDRA KENT FOSTER AND LAVERN THOMAS FOSTER, AS TENANTS BY THE ENTIRETY, BY WARRANTY DEED FROM SANDRA KENT FOSTER DATED 08/28/02 AND RECORDED ON 08/28/02 IN INSTRUMENT NO. 20020828-0104212, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 5200, Page 760, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1120-1122 TARA ANN COURT, NASHVILLE, TN 37217.

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 in 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 my/our hand(s) this 19th day of September, 2012.

Sandra Kent Foster
SANDRA KENT FOSTER

Lavern Thomas Foster
LAVERN THOMAS FOSTER

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, a Notary Public of said County and State, SANDRA KENT FOSTER and LAVERN THOMAS FOSTER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. BAS 20127 AHT

Witness my hand, at office, this 19th day of September, 2012.

Barry A. Spath
Notary Public

My Commission Expires: Sept 4 2014

OFFICIAL SEAL
BARRY A. SPATH
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Sept. 4, 2014