Address New Owners:
Horacio Hernandez Minero
4935 Clarksville Hwy
Nashville, TN 37219

Map 48, Parcel 7

BILL GARRETT, Davidson County
Trans:T20120082391 DEEDWARR
Recvd: 10/30/12 11:36 2 pgs
Fees:13.00 Taxes:481.00
20121030-0099412

Send Tax Bills to:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the

Talton Williams 1997 Marital Trust

hereinafter called the grantor, has bargained and sold, and by these presents does transfer and convey unto

Horacio Hernandez Minero

hereinafter called the grantee, their heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Westerly 63 feet of the northerly part of Lot No. 12 on the Plan of the Georgia Industrial Realty Company Subdivision in North Nashville, of record in Book 421, page 188, Register's Office for said county, described according to a survey made by W. B. Southgate Surveyor, October 27, 1932, as follows:
Being a tract of land on the southwest margin of Clarksville Hwy, and being all of the property described in Deed Book 6907, page 673, Register's Office Davidson County, Tennessee, and being further described according to a mortgage loan inspection made by Campbell Surveying Co., Inc., 2424 21st Av South, Ste 201 Nashville, TN 37212, License No. 1673, dated April 12, 1994, as follows: Beginning at a point in the southwest margin of Clarksville Hwy, said point being the northwest corner of Fred Graves, in Deed Book 3848, page 597 , Register's Office Davidson County, Tennessee, and being the easterly most corner of the herein described tract; thence along said southwesterly margin of Clarksville Hwy N 55 deg. 15 min. W 225 feet to a point; thence south 24 deg. 25 min W 329.7 feet to a point; thence S 53 deg. 56 min E 250 feet to a point in the northwesterly margin of Fred Graves; thence N 20 deg. 26 min E 340.5 feet to a point in the southwesterly margin of Clarksville Hwy being the point of beginning.
Being the same property from Chan McCullough, Trustee to Talton Williams 1997 Marital Trust, by Trustee's Deed of record instrument #20121001-0089111, R.O.D.C.

Property address: 4935 Clarksville Hwy, Nashville, TN 37219

TO HAVE AND TO HOLD the said tract or parcel of land with 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 property 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 property to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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 10 day of October, 2012.

Talton Williams, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Talton Williams, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a trustee for Talton Williams 1997 Marital Trust, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purpose therein contained, by signing his name as trustee.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October 2012.

Commission expires 11/5/15 Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is 130,000.

HORACIO MINERO H.

AFFIANT

Subscribed and sworn to me this 10 day of October, 2012.

Commission expires 11/5/15 Notary Public

This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204