BILL GARRETT, Davidson County
Trans:T20120083900 DEEDWARR
Recvd: 11/02/12 13:58 2 pgs
Fees:13.00 Taxes:987.90
20121102-0101188

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:Title No: 51537
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
CiprianoAngeles Montesinos Jamileth Montesinos	NEW OWNER

TAX MAP-PARCEL NUMBERS: 101-137.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$267,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Kevin Hailey and wife, Angela Michelle Hailey**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cipriano Angeles Montesinos and Jamileth Montesinos** hereinafter called the **Grantee**, Grantee's 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. 9 on the Plan of Hickory Trail Farms, Section I, Revised, of record in Book 4460, Page 192, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Kevin Hailey and wife, Angela Michelle Hailey by deed from Sammy S. Rudolph, dated October 6, 2000, recorded October 13, 2000 in Instrument No. 20001013-0101829, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460, Page 92, said Register's Office, which Plan shows a 200 foot minimum building setback line from Hickory Trail Drive, and 20 foot easement for public utility, drainage and bridle trail purposes along the rear line; a 2 x 200 foot utility anchor easement located on the westerly front corner of said lot and a 25 foot easement for drainage along the front line of said lot.

This is improved property, known as: 514 Hickory Trail Drive, Nashville, Tennessee 37209

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of October, 2012

John Kevin Hailey

Angela Michelle Hailey

State of TENNESSEE
County of DAVIDSON

On this October 31, 2012, before me the undersigned authority, personally appeared John Kevin Hailey and Angela Michelle Hailey , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $267,000.00

Affiant

Sworn and subscribed before me this the 31st day of October, 2012

Notary Public

My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.