Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1432

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sara I. Bonilla, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Maria Araceli Herrera Hernandez,** 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:

The Land in Davidson County, Tennessee, being Lot No.6 on the map or N.R. Roberts property, described according to a survey thereof made February 11, 1949, by S.E. Davis, surveyor, as follows:

Beginning at a point in the southerly margin of Antioch Pike, said point being 691.98 feet westerly from the common corner of the Jones and Robert property and being the northeast corner of the said Lot No. 6 on the map of the Roberts property, according to said survey by S.E. Davis; thence southerly 180 feet, to an iron pin, thence at right angles westerly 60 feet to an iron pin; thence northerly along a line parallel with the easterly line of said lot, more or less to a point in the southerly margin of Antioch Pike; thence easterly along the southerly margin of said Pike, 60 feet to the point of beginning.

Included therein but expressly excluded from this conveyance is the following described property which was conveyed to the State of Tennessee by deed from A.E. Templeton of record in Book 2864, Page 75, Register's Office for Davidson County, Tennessee as follows:

Beginning at a point in the south margin of Antioch Pike where the lands of Templeton and Nolan Stafford corner and runs with the south margin of Antioch Pike North 74 deg. West 60 feet to a point in the boundary line between the land of Templeton and H.C. Bates; thence with said boundary line South 16 deg. West 12 feet to a point; thence South 74 deg. East 60 feet to a point in the boundary line between the land of Templeton and Stafford said point being 40 feet right of center line Station 2 plus 13 of Antioch Pike; thence with said boundary line North 16 deg. East 12 feet to the point of beginning.

Being the same property conveyed to Sara I. Bonilla, a married person by deed from Household Financial Center, Inc. dated June 30, 2005, as Instrument No. 20050718-0082731, Register's Office for Davidson County, Tennessee.

The subject property has not been the residence of the grantor, their spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1055 Antioch Pike, Nashville TN, 37013.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 8th day of November, 2012.

Sara I. Bonilla

BILL GARRETT, Davidson County
Trans:T20120088448 DEEDWARR
Recvd: 11/19/12 15:28 2 pgs
Fees:13.00 Taxes:170.20
20121119-0106665

State of Tennessee)
County of Davidson)

On this 8th day of November, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sara I. Bonilla, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 46,000.00.

X Maria Hernandez
Affiant

Sworn and subscribed before me on this the 8th day of November, 2012.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Maria Araceli Herrera Hernandez 1055 Antioch Pike Nashville, TN 37013	New Owner	133-8-33