Return to: JTC
24579-3

BOX 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130001381 DEEDWARR
Recvd: 01/07/13 08:45 2 pgs
Fees:13.00 Taxes:332.63

20130107-0001590

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose Henriquez	Sun West Mortgage Company, Inc	05208011600
(NAME)	(NAME)	
1501 Meadow Bend Drive	18303 Gridley Rd	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Cerritos, CA 90703	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas Leo Gerson, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jose Henriquez and Francisca H. Hernandez, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 1 on the plan of Meadow Bend, Section Two of record in Plat Book 5800, page 275, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Sylvia Gerson, an unmarried person by Deed from Secretary of Housing & Urban Development, dated 02/07/1992 and filed for record on 02/10/1992 in Book 8546, Page 714, Register's Office for Davidson County, Tennessee.
The said Sylvia Gerson died testate devising subject property to Thomas Leo Gerson as evidenced by the Last Will and Testament of Sylvia Gerson filed in Docket No P03-3521, in the Probate Court Clerk's Office for Williamson County.
Being the same property conveyed to Thomas Leo Gerson by Deed from Thomas Leo Gerson, Executor of the Estate of Sylvia Gerson, deceased, dated 05/02/2005 and filed for record on 05/03/2005 in Instrument 200505030049383, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5800, Page 275, said Register's Office.
Restrictions of record in Book 6180, Page 250, said Register's Office.
All matters including but not limited to an easement of record in Book 5942, Page 341, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1501 Meadow Bend Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land 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 land to the said GRANTEE(S), their heirs and/or 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 hand this 3rd day of January, 2013.

Thomas Leo Gerson

State of Tennessee
County of Wilson

Personally appeared before me Thomas Leo Gerson, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of January, 2013.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122