BOX #14
G#24637-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130009097 DEEDWARR
Recvd: 02/01/13 13:10 2 pgs
Fees:13.00 Taxes:185.00
20130201-0010854

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$50,000.00.**

Hermenegildo Cardenas
Affiant

Subscribed and sworn to before me, this the 31st day of January, 2013.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hermenegildo Cardenas and Ofelia Cardenas	**"New Owners"**	**16108008500**
391 Ocala Drive		
Nashville, TN 37211		

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, I,

Diane W. Wilson, unmarried

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

Hermenegildo Cardenas and wife, Ofelia Cardenas

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. 126 on the Plan of Southwood, as of record in Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee.

SAID Lot No. 126 fronts 125 feet on the southerly side of Ocala Drive and runs back 322.89 feet on the easterly line and 316.3 feet on the westerly line to a dead line, which is a broken line on which it measures 58.3 feet.

BEING the same property conveyed to John A. Wilson, Jr., and wife, Diane W. Wilson, by Warranty Deed dated January 12th, 1965, from Bessie S. Peterson, unmarried, of record in Book 3850, Page 737,

Register's Office for Davidson County, Tennessee. The said parties having divorced by Final Decree of Divorce of record in Docket No. 96D-1472, Fourth Circuit Court for said County. Pursuant to said Divorce Decree, the said John A. Wilson, Jr., conveyed his interest to Diane W. Wilson by Quitclaim Deed dated August 17, 1998, of record in Book 11099, Page 447, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 2904, Page 51, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantees herein, and subsequent years not yet due and payable.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved property, known as: **387 Ocala Drive, Nashville, TN 37211**.

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 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 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 **31st** day of **January, 2013.**

Diane Wilson

Diane W. Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Diane W. Wilson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **January, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/24/13