# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $234,000.00.

*Affiant*

Subscribed and sworn to me on January 28, 2013.

NOTARY PUBLIC

My Commission Expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20130009353 DEEDWARR
Recvd: 02/04/13 10:16 2 pgs
Fees:13.00 Taxes:865.80
20130204-0011177

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Juan Marcel Hernandez<br>7736 Daniel Trace<br>Nashville, TN 37221 | Same address as new owner | 126-15-0-A 095.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Heather B. Kerpan and husband, Andrei M. Kerpan, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Juan Marcel Hernandez and Lindsay Murray Hernandez, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 114, SECTION TWO, BOONE TRACE AT BILTMORE, as shown on plat of record in Plat Book 9700, Pages 316 and 317, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Heather B. Kerpan and husband, Andrei M. Kerpan by Warranty Deed from Robert Dean Warfield and wife, Judeth Vaughn Warfield, recorded on the 29th day of November, 2004 in Instrument No. 20041129-0141758, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Andrei M. Kerpan

Heather B. Kerpan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 2013, before me, the undersigned Notary Public, personally appeared Andrei M. Kerpan and Heather B. Kerpan, known to me (or proved to me on the basis of satisfactory evidence), to be the persons herein described, and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal, this 28th day of January, 2013.

Notary Public
My Commission Expires: 8/23/16

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.