BILL GARRETT, Davidson County
Trans:T20130013513 DEEDWARR
Recvd: 02/19/13 10:20 2 pgs
Fees:13.00 Taxes:314.50
20130219-0016168

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of February, 2013, by and between Lori A Gilliam and John E Gilliam, a married couple and John E Gilliam, Jr., unmarried , party of the first part, and Alyssa M Hernandez, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TN, BEING UNIT NO. 13 OF A PLANNED UNIT DEVELOPMENT KNOWN AS MCMURRAY COURT, AS SHOWN ON THE CONDOMINIUM SITE PLAN OF RECORD IN BOOK 6250, PAGE 230, AMENDED IN BOOK 6606, PAGE 144, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all or part of the same property conveyed to Lori A. Gilliam, John E. Gilliam, and John E. Gilliam, Jr., by virtue of that certain Corrective Warranty Deed recorded January 24, 2013, at Instrument No. 20130124-0007861. in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Lori A Gilliam

John E Gilliam, by Lori A Gilliam, Attorney In Fact

John E Gilliam, Jr. by Lori A Gilliam, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Lori A Gilliam , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of February, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Lori A Gilliam, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of John E Gilliam and John E Gilliam, Jr. and acknowledged that she executed the same as the free act and deed of the said John E Gilliam and John E Gilliam, Jr.

WITNESS my hand and official seal at office this 5th day of February, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Alyssa M Hernandez

Tax Parcel No 147160A01300CO

Property Address: 113 McMurray Circle
Nashville, TN 37211

MAIL TAX
BILLS TO: First Community Mortgage
275 Robert Rose Drive
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $85,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of February, 2013.

Notary Public

My Commission Expires: 12-10-16

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY