WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of March, 2013 Notary Public MY COMMISSION EXPIRES: January 09 2016 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130022231 DEEDWARR
Recvd: 03/19/13 10:13 2 pgs
Fees:13.00 Taxes:1076.70
20130319-0027063

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teila Renee Hernandez	JP Morgan Chase Bank, N.A.	16004011700
(NAME)	(NAME)	
5235 Kincannon Drive	1820 E. Sky Harbor Cir S. Floor 2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Phoenix, AZ, 85034-9701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kyle D. Weaver, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Teila Renee Hernandez, a married person**, hereinafter called the Grantee, her 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 15, Brentview Hills, as shown on plat of record in Plat Book 3300, page 43 and 44, 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 Kyle D. Weaver by Warranty Deed from Brent High, married, and Thomas C. Alsup, II, married, dated November 16, 2007 of record in Instrument No. 20071119-0135015, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 5235 Kincannon Drive, Nashville, TN 37220

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 heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this **8th** day of **March, 2013**

Kyle D. Weaver by Forrest Moody Attorney In Fact

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Forrest Moody, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kyle D. Weaver, as his Attorney In Fact, under Power of Attorney bearing Instrument. No. 20130319-0027062 Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Kyle D. Weaver, under said Power of Attorney.

Witness my hand and official seal at office in Spring Hill, Tennessee, this the 8th day of March, 2013.

Laurie M Harris
Notary Public

My Commission Expires:

12-10-16

