BILL GARRETT, Davidson County
Trans:T20130049362 DEEDWARR
Recvd: 06/12/13 14:08 3 pgs
Fees:18.00 Taxes:444.00
20130612-0059909

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 3205
Box #26B
13-06-14454

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Erasmo Hernandez etux 241 Manzano Road Madison, TN 37115	New Owners	Map 052 04 0 Parcel 075.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205. This deed has been prepared without a title examination and no title examination has been furnished to the preparer by the parties.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Charles D. Williamson, unmarried, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Erasmo Hernandez and wife, Karilu Hernandez (The "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Arrowhead Estates, Section II, of record in Plat book 5050, page 83, Register's Office for said County.

Said Lot Number 65 fronts 67.03 feet 40.00 - 27.03 on a broken line on the Northerly margin of Manzano Road and extends back 110.47 feet on the easterly line and 115.94 feet on the westerly line to a dead line in the rear measuring 78.66 feet thereon.

Being the same property to conveyed to Charles D. Williamson by Special Warranty Deed from Federal National Mortgage Association, of record in Instrument Number 20130220-0016609, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 241 Manzano Road, Madison, Tennessee 37115.

This conveyance is subject to the following:

1. Restriction and Easements of record.
2. Any and all matters appearing on the Plan of record in Book 5050, Page 83, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $120,000.00
(
(
(Subscribed and sworn to before me
(this 7th day of June, 2013.
(
(
(
(My Commission Expires:_____
(

Erasmo Hernandez
Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and binds himself, his successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 7th day of June, 2013.

Charles D. Williamson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Charles D. Williamson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that He executed the foregoing instrument.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of June, 2013.

Notary Public

My Commission Expires:

