Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130094973 DEEDWARR
Recvd: 11/06/13 14:02 2 pgs
Fees:13.00 Taxes:506.90
20131106-0115301

39-B
File #13-1369

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Geraldine M. Craft, a widow,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Hector Fonseca Angulo,and wife, Blanca Hernandez**, hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 5, Second Revision, Section One, Wembley Downs, plan of record in Plat Book 7900, Page 301, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Norman E. Craft and wife, Geraldine M, Craft by deed from Judy A. Settle, unmarried, dated August 30, 1995 of record in Book 9780, page 891, Register's Office for Davidson County, Tennessee. Norman E. Craft is deceased. (DOD 4/25/13)

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 509 Selsey Court South, Hermitage, TN, 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 4th day of November, 2013.

Geraldine M. Craft
Geraldine M. Craft

State of Tennessee)
County of Davidson)

On this 4th day of November, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Geraldine M. Craft, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA V. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 137,000.00.

Affiant

Sworn and subscribed before me on this the 4th day of November, 2013.

Notary Public

My Commission Expires: 1-9-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Hector Fonseca Angulo	Southeast Financial Credit Union	64-16-C-5
509 Selsey Court South	220 Royal Oaks Blvd	
Hermitage, TN 37076	Franklin, TN 37064	