BILL GARRETT, Davidson County
Trans: T20130095521 DEEDWARR
Recvd: 11/08/13 09:30 2 pgs
Fees: 13.00 Taxes: 480.63

20131108-0115944

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130800495

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of October, 2013

Notary Public

MY COMMISSION EXPIRES:

LORI PURYEAR JERNIGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERTO R. HERNANDEZ 3924 BRADLEY COURT NASHVILLE, TN 37013	First Commun. Mortgage 275 Robert Rose Dr. Murfreesboro, TN 37129	148-15-0-177.00

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, WE,

LOZI GUY AND WIFE, BRITANI GUY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERTO R. HERNANDEZ AND LEANDRA ROMERO, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ANTIOCH COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 56 on the Revised Plan of Haywood Forest, of record in Plat Book 5200, Page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Lozi Guy and wife, Britani Guy, by Warranty Deed from Tyler Hiatt, dated 5/31/11 and recorded 6/10/11 in Instrument No. 20110610-0044436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) all visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3924 BRADLEY COURT, NASHVILLE, TN 37013**
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, have 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 30th day of October, 2013.

Lozi Guy
LOZI GUY

Britani Guy By Lozi Guy Attorney in Fact
BRITANI GUY BY LOZI GUY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOZI GUY, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2013.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of October,, 2013, before me personally appeared Lozi Guy to me known to be the person who executed the foregoing instrument in behalf of Britani Guy as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Britani Guy.

Witness my hand and official seal this the 30th day of October, 2013.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
September 9, 2014