Davidson County DEEDWARR
Recvd: 12/20/13 13:24 3 pgs
Fees:18.00 Taxes:244.20
20131220-0128800

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $66,000.00.

Affiant

Subscribed and sworn before me this the 16th day of December, 2013.

Notary Public
My commission expires: 6/26/2016

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeremy Stout 518 E Maple Street Madison, TN 37115	owner of property address	43-13-403

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEIVYS HERNANDEZ AND WIFE, MAIDELIN BELTRAN PLASENCIA, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEREMY STOUT, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 19 of Tract No. 1 of Forest Park Acreage Tracts, of record in Book 843, page 81, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description.

Being the same property conveyed to Deivys Hernandez by Warranty Deed from Craig Lee Langford and Dana Denny Langford, dated January 7, 2011, of record in Instrument No. 20110128-0007876, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 518 E Maple Street, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 16th day of December, 2013.

Deivys Hernandez

Maidelin Beltran Plasencia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deivys Hernandez and Maidelin Beltran Plasencia, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2013.

My commission expires: 6/20/2016

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016