Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0381HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of December, 2013.

Notary Public
Commission Expires: 10-18-16

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130106602 DEEDWARR
Recvd: 12/23/13 14:17 2 pgs
Fees:13.00 Taxes:514.30
20131223-0129456

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jose A. Fernandez 3452 Calais Cir Antioch, TN 37013	Sumner Bank and Trust 967A Grassland Place Gallatin, TN 37066	150-09-0A-188.00

WARRANTY DEED

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/WE,

Jesse E. Tetterton, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose A. Fernandez, married and Susan Alonzo, unmarried, as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 312 on the plan of Forest View Park, Section X, Phase Two, of record in Plat Book 7900, Page 720, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Jesse E. Tetterton by Quitclaim Deed from Candise M. Tetterton (pursuant to the Divorce Decree and Marital Dissolution Agreement in that certain case styled Jesse Tetterton v. Candise Tetterton, Docket No. 03D-1620, Fourth Circuit Court of Davidson County, Tennessee), said Quitclaim Deed being dated 7/19/04 and recorded 7/21/04 in Instrument No. 20040721-0087175; and the same property previously conveyed to Jesse E. Tetterton and wife, Candise M. Tetterton, by Warranty Deed from Fox Ridge Homes, Inc., dated 8/29/95 and recorded 9/5/95 in Book 9784, Page 230, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3452 Calais Cir, Antioch, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of December, 2013.

Jesse E. Tetterton

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jesse E. Tetterton** 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 at Hendersonville, Tennessee this 16th day of December, 2013.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)