NEW OWNER:

Deivys Hernandez
Maidelin Beltran Plasencia
1036 Mallow Drive
Madison, TN 37115

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-1255

Map 043 Group 16-0 Parcel 160.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130106972 DEEDWARR
Recvd: 12/26/13 12:14 3 pgs
Fees:18.00 Taxes:225.70
20131226-0129891

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty-One Thousand and 00/100 Dollars ($61,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PAULA MCCORD and husband, JERALD D. MCCORD** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DEIVYS HERNANDEZ and wife, MAIDELIN BELTRAN PLASENCIA** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Located in Madison, County of Davidson, State of Tennessee, to-wit:

Described property in Davidson County, Tennessee being Lot No. 37 on the Revised Plan of Arrowhead Estates, Section 1 as of record in Book 4955, Page 27, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Paula Ruth McCord, a married person, by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of the United States of America, dated September 22, 1993, and of record in Book 9092, Page 292, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1036 Mallow Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 17 day of **December, 2013**.

PAULA MCCORD

JERALD D. MCCORD

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PAULA MCCORD AND JERALD D. MCCORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 17 day of **December, 2013**.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 61,000.00 .

AFFIANT

Sworn to and subscribed to before me 17 day of **December, 2013**.

NOTARY PUBLIC

My commission expires: 4-7-17

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY