WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 284,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of April, 2014

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Juan P. Hernandez	NEW OWNER	Parcel ID:
6517 Westfall Drive		126160A04200CO
Nashville, TN 37221		

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

Christopher J. Janetopoulos and wife, Elena M. Janetopoulos

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Juan P. Hernandez and wife, Alicia M. Hernandez

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:

Being Lot Number 42 on the Plan of Final Plat Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1 of record in Instrument 20011026-0117231, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Christopher J. Janetopoulos by Quitclaim Deed from Christopher J. Janetopoulos, of record in Instrument 20130219-0016152, dated August 18, 2012, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20011105-0121083 amended in Instrument 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; and 20061214-0154502, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20011026-0117231, said Register's Office.

Power of Attorney of record in Instrument 20140502-0037488, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6517 Westfall Drive, Nashville, TN 37221

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 28th day of April, 2014.

Christopher J. Janetopoulos by Elena Janetopoulos, Attorney in Fact

Christopher J. Janetopoulos by Elena Janetopoulos, Attorney in Fact

Elena M. Janetopoulos

BILL GARRETT, Davidson County
Trans:T20140030352 DEEDWARR
Recvd: 05/02/14 13:44 2 pgs
Fees:13.00 Taxes:1051.17

20140502-0037489

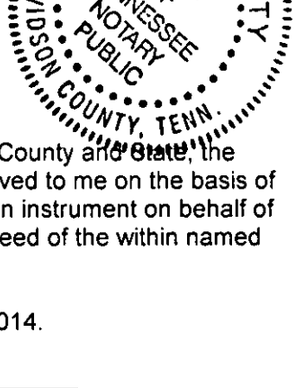
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elena M. Janetopoulos, 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 Nashville, Tennessee, this 28th day of April, 2014.

My Commission Expires: 9.4.14

Notary Public



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, Elena Janetopoulos, 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 on behalf of Christopher J. Janetopoulos as his/her/their Attorney in Fact as the free act and deed of the within named Christopher J. Janetopoulos.

Witness my hand and official seal at Nashville, Tennessee the 28th day of April, 2014.

My Commission Expires: 9.4.14

Notary Public