BILL GARRETT, Davidson County
Trans:T20140046518 DEEDWARR
Recvd: 06/30/14 15:23 2 pgs
Fees:13.00 Taxes:425.50

20140630-0057339

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 9th day of June 2014.

Notary Public
My commission expires: 1-9-16

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel Escobar Hernandez 3468 Calais Circle Antioch, TN 37013	~~New Owner~~ Movement Mortgage Co. P. O.Box 10610 ~~Virginia Beach, PA 23450~~	150090A18400CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald R. Davison, Shilo Renae Davison and Tiffany Jean Davison, heirs-at-law of Susan M. Davison and Ronald R. Davison, Trustee of the Davison 2011 Family Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Daniel Escobar Hernandez,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 316 on the plan of Forest View Park, Section X, Phase One of record in Plat Book 7900, Page 356, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description.

Being the same property conveyed to Helen V. Sloan, an unmarried woman, by Deed from Janet L. Rosson, an unmarried woman, recorded on February 2, 2004 in Instrument Number 20040202-0012254, Register's Office for Davidson County, Tennessee.

The said Helen V. Sloan having died, leaving a Will of record in Docket Number 12P-103, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and devising all of her real and personal property to her daughter and sole next of kin, Susan Marie Davison.
The said Susan Marie Davison, having since died on December 1, 2011 in Monterey County, California, leaving the entire residue of her estate to the Davison 2011 Family Trust, Ronald R. Davison, Trustee, and surviving spouse. The Last Will and Testament of Susan M. Davison is not admitted to Probate. See Affidavit of Heirship recorded as Instru. No.

This property is improved property known as **3468 Calais Circle, Antioch, TN, 37013**

TO FOLLOW, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) Easements of record in Book 2244, Page 13, Book 3463, Page 126, Book 3852, Page 679 and Book 4607, Page 424, Register's Office for Davidson County, Tennessee; (2) Restrictive Covenants of record in Book 7075, Page 790 and Book 8550, Page 755, Register's Office for Davidson County, Tennessee; (3) all matters appearing of record in Plat Map Book 7900, page 356, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 9th day of June, 2014.

Shilo Renae Davison, heir-at-law of Susan M. Davison

Tiffany Jean Davison, heir-at-law of Susan M. Davison

Ronald R. Davison, heir-at-law of Susan M. Davison

Ronald R. Davison, Trustee of the Davison 2011 Family Trust

STATE OF California
COUNTY OF Monterey

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald R. Davison, Shilo Renae Davison, Tiffany Jean Davison, heirs-at-law of Susan M. Davison and Ronald R. Davison, Trustee of the Davison 2011 Family Trust** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 9th day of June 2014.

Notary Public

My Commission expires: Feb 3, 2015

FILE NO: 2014053092

MARGARITA LOPEZ
Commission # 1920712
Notary Public - California
Monterey County
My Comm. Expires Feb 3, 2015