(1)

WARRANTY DEED

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $100,000.00

Matt Shanklin
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF SEPTEMBER, 2014.

Pam S. Houser
NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7083C HERNANDEZ

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jose A. Marchant Hernandez	SAME	134-05-057.00
3500 Donna Kay Drive		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERTO MARCHANT HERNANDEZ, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOSE A. MARCHANT HERNANDEZ AND DIANA L. DUENAS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 3500 Donna Kay Drive, Nashville, TN 37211

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 2nd day of September, 2014.

Roberto Marchant Hernandez
Roberto Marchant Hernandez

Lucia Gonzales
Lucia Gonzales

BILL GARRETT, Davidson County
Trans:T20140066099 DEEDWARR
Recvd: 09/05/14 08:56 2 pgs
Fees:13.00 Taxes:370.00
20140905-0081314

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ROBERTO MARCHANT HERNANDEZ AND WIFE LUCIA GONZALES , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of September, 2014.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

14-7083C HERNANDEZ

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 120, SECTION 3, ADDITION TO GREENWOOD HILLS, as shown on plat of record in Plat Book 5200, Page 33, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Roberto Marchant Hernandez and Lucia Gonzales to Roberto Marchant Hernandez, Married as recorded on the 23rd day of July, 2004 in Instrument No. 20040723-0088178 and Deed from Jennifer Ann Toothman f/k/a Jennifer Ann McKenzie and husband, James R. Toothman to Roberto Marchant Hernandez and wife, Lucia Gonzales Hernandez as recorded on the 3rd day of May, 2004 in Instrument No. 20040503-0050087, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, ADDITION TO GREENWOOD HILLS, as recorded in Plat Book 5200, Page(s) 33, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5259, Page 933 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Avigation, recorded in Book 9535, Page 222.