BILL GARRETT, Davidson County
Trans:T20140071937 DEEDWARR
Recvd: 09/25/14 10:27 2 pgs
Fees:13.00 Taxes:819.55
20140925-0088253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 221,500.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2014.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DAVID J.M. HERNANDEZ-BURR **ALICIA M. HERNANDEZ-BURR**	**F&M BANK**	**181100B00800CO**
7307 AUTUMN CROSSING WAY	**P.O. BOX 451**	
BRENTWOOD, TN 37027	**CLARKSVILLE, TN 37041**	

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 ACKNOWLEDGE, WE,

GAY A. BAIRD, UNMARRIED

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

DAVID JOHN HERNANDEZ-BURR and ALICIA HERNANDEZ-BURR, HUSBAND AND WIFE

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 8 on the Plat of Centex at Concord, Phase 1, of record in Instrument No. 20051011-0122364, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING THE SAME PROPERTY CONVEYED TO EDWIN L. BAIRD and wife, GAY A. BAIRD, BY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, DATED 01/19/2007 AND RECORDED ON 01/24/2007 IN INSTRUMENT NUMBER 20070124-0009851, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. EDWIN L. BAIRD HAVING SINCE DECEASED ON APRIL 17, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7307 AUTUMN CROSSING WAY, BRENTWOOD, TN 37027.

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 in 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 my/our hand(s) this 17th day of September, 2014.

GAY A. BAIRD BY PATRICK WEBB
ATTORNEY-IN-FACT

GAY A. BAIRD BY PATRICK WEBB,
ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **PATRICK WEBB** to me known to be the person who executed the foregoing instrument in behalf Of GAY A. BAIRD as **her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said GAY A. BAIRD.

Witness my hand, at office, this 17th day of September, 2014.

Notary Public

My Commission Expires: 5/3/2016

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016