BILL GARRETT, Davidson County
Trans:T20150008770 DEEDWARR
Recvd: 02/04/15 10:15 2 pgs
Fees:13.00 Taxes:407.00
20150204-0010418

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 110,000.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2015.

Notary Public

My commission expires: 2-11-16

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:
VICTOR HUGO HERNANDEZ	**SWBC MORTGAGE CORPORATION**	**10614013500**
65 LYLE LN	**213 OVERLOOK CIRCLE, STE A-4**	
NASHVILLE, TN 37210	**BRENTWOOD, TN 37027**	

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,

AIDA RODAS, UNMARRIED

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

VICTOR HUGO HERNANDEZ AND NELSY M. JIMENEZ-VAZQUEZ, 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:

Being Lot No. 30 on the Plan of Sharpe Park of record in Book 2330, Page 105, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

Said Lot No. 30 fronts 100 feet on the South side of Lyle Avenue and runs back between parallel lines 180 feet to a dead line.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is a portion of said lot vested in the State of Tennessee by Final Judgment of record in Book 4508, page 620, said Register's Office and described as follows:

Being part of Lot 30 on the Plan of Sharpe Park, of record in Book 2330, Page 105, Register's Office, Davidson County, Tennessee.

Beginning at a point in the Westerly boundary of Lot 29 of said Plan 159 feet more or less, Southwardly from the Southerly margin of Lyle Lane; thence with said boundary Southwardly 21 feet, more or less, to a point in the Northerly boundary of Lot No. 44 of said plan; thecne with the Northerly boundary of Lots 44 and 43, 35 feet to a point; thence North 67 degrees East 40 feet, more or less, to the point of beginning and containing 367 square feet, more or less.

BEING THE SAME PROPERTY CONVEYED TO AIDA RODAS BY WARRANTY DEED FROM JANICE A. WATSON DATED 04/26/07 AND RECORDED ON 04/27/07 IN INSTRUMENT NO. 20070427-0050657, SAID REGISTER'S OFFICE FOR SAID COUNTY.

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 65 LYLE LN, NASHVILLE, TN 37210.

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 30th day of January, 2015.

AIDA RODAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, AIDA RODAS, the within named Grantor(s), 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, at office, this 30th day of January, 2015.

Notary Public

My Commission Expires: 8-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY