Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20150080902 DEEDWARR
Recvd: 09/23/15 10:00 2 pgs
Fees:13.00 Taxes:580.90
20150923-0096579

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Byron G. Burgos
Tania R. Hernandez
1520 Market Square
Hermitage, TN 37076

SEND TAX BILL TO:
U.S. Bank N.A.
4801 Frederica Street
Owensboro, KY 42301

MAP/PARCEL 086-07-0-141.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Lora A. McCord f/n/a Lora A. Lowery, married,** has this day bargained and sold, and does hereby transfer and convey unto **Byron G. Burgos and Tania R. Hernandez, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 269 on the Final P.U.D. Plan of Phase V-A, Jackson's Retreat, as of record in Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Lora A. Lowery, a single woman by Warranty deed from Douglas A. Kittle and wife, Paula A. Kittle of record in Instrument No. 20050707-0078274 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 7, 2005.

Christopher J. McCord, the spouse of Lora A. McCord, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Lora J. McCord.

This is improved property known as: **1520 Market Square, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6250, page 309, and restrictions in Book 6482, page 679, Book 5741, Page 360, Book 5745, Page 294, and Book 5745, Page 283, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 24th day of September, 2015.

Lora A. McCord

Lora A. McCord

Christopher J. McCord

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Lora A. McCord and Christopher J. McCord,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 10-06-15

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: _____

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

File No: 158726