WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160068797 DEEDWARR
Recvd: 08/09/16 10:27 2 pgs
Fees:13.00 Taxes:554.63
20160809-0082671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Andrea Jones	Primelending, a Plainscapital Company	052 04 0 075.00
(NAME)	(NAME)	
241 Manzano Rd.	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($149,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Erasmo Hernandez and Karilu Hernandez, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrea Jones, a married woman**, 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 No. 65 on the Plan of Arrowhead Estates, Section II, of record in Plat book 5050, page 83, Register's Office for said County.

Said Lot Number 65 fronts 67.03 feet 40.00 – 27.03 on a broken line on the Northerly margin of Manzano Road and extends back 110.47 feet on the easterly line and 115.94 feet on the westerly line to a dead line in the rear measuring 78.66 feet thereon.

Being the same property conveyed to Erasmo Hernandez and wife, Karilu Hernandez by Warranty Deed from Charles D. Williamson, unmarried dated June 7, 2013 and recorded June 12, 2013 as Instrument No. 201306120059909, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 241 Manzano Rd., Madison, TN 37115

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, has 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 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 our hands this 5th day of August, 2016.

Erasmo Hernandez

Karilu Hernandez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Erasmo Hernandez and Karilu Hernandez, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of August, 2016.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 9, 2017

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