# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

W-VRES-16-4313-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Sharica Stewart** | **Fifth Third Mortgage Company** | |
| (NAME) **4313 West Hamilton Rd** | (NAME) **5001 Kingsley Drive** | **058-14-0-094.00** |
| (ADDRESS) **Nashville, TN 37218-1460** | (ADDRESS) **Cincinnati, OH 45227** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAFAEL HERNANDEZ, JR., TRUSTEE OF THE HERNANDEZ TRUST DATED NOVEMBER 30, 1995,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHARICA STEWART,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 46 on the Plan of Section One Gold Key Addition of record in Plat Book 4675, Page (s) 14 and 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rafael Hernandez, Jr., Trustee of the Hernandez Trust dated November 30, 1995 by Transfer deed from Rafael Hernandez of record in Instrument No. 20101117-0092083 Register's Office for Davidson County, Tennessee, dated November 09, 2010 and recorded on November 17, 2010.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 4675, Page (s) 14 and 15, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4734, Page 761, Register's Office for Davidson County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4313 West Hamilton Rd , Nashville, Tennessee 37218-1460**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20160072983 DEEDWARR
Recvd: 08/22/16 11:01 2 pgs
Fees:13.00 Taxes:499.50
20160822-0087461

Witness my/our hand(s) this the 17th DAY OF AUGUST, 2016.

Rafael Hernandez, Jr., Trustee of the Hernandez Trust dated November 30, 1995

BY: Rafael Hernandez Jr., Trustee
Rafael Hernandez, Jr., Trustee

STATE OF ~~TENNESSEE~~ MRL CALIFORNIA
COUNTY OF ~~DAVIDSON~~ MRL VENTURA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rafael Hernandez, Jr., Trustee of Rafael Hernandez, Jr., Trustee of the Hernandez Trust dated November 30, 1995 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17th day of August, 2016.

Maria R. Lemus
Notary Public

My Commission Expires: October 9, 2019

MARIA R. LEMUS
Commission # 2126450
Notary Public - California
Ventura County
My Comm. Expires Oct 9, 2019

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212