WARRANTY DEED	State of Tennessee County of ~~Sumner~~ Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2016 Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
January Wisniewski	new owner	069-02-0-052.00
(NAME)	(NAME)	
4351 Setters Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rafael Hernandez, Jr., Trustee of the Hernandez Trust dated November 30, 1995,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **January Wisniewski, unmarried** 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. 90 on the Plan of Enchanted Hills, Section 2, of record in Plat Book 3700, Page 27, as amended in Book 3964, Page 387, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rafael Hernandez, Jr., Trustee of the Hernandez Trust dated November 30, 1995, by Quitclaim Deed from Rafael Hernandez, Jr. dated 1/19/07 and recorded 1/29/07 in Instrument Number 20070129-0011475; and the same property previously conveyed to Rafael Hernandez by Warranty Deed from James L. Smith and wife, Sandra Smith, dated 1/12/07 and recorded 1/17/07 in Instrument Number 20070117-0007005, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4351 Setters Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ALL MATTERS IN PLAT OF RECORD IN BOOK 3700, PAGE 27 AND IN BOOK 3964, PAGE 387, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

BILL GARRETT, Davidson County
Trans:T20160076008 DEEDWARR
Recvd: 08/31/16 09:08 2 pgs
Fees:13.00 Taxes:925.00
20160831-0091166

Witness my/our hands this 22nd day of August, 2016.

Rafael Hernandez, Jr. / Trustee

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

State of California
County of VENTURA

Personally appeared before me Rafael Hernandez, Jr., Trustee of the Hernandez Trust dated November 30, 1995, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of August, 2016.

Maria R Lemus

Notary Public
My Commission Expires: 10/09/2019

File No.: 162130

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