WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160087773 DEEDWARR
Recvd: 10/05/16 13:43 2 pgs
Fees:13.00 Taxes:814.00
20161005-0105335

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

B-RF-16-1081-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

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)
Mena Shaker	Bank of America	
(NAME)	(NAME)	**174-01-0A-103.00-CO**
1081 Shire Drive	4500 Amon Carter Blvd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4493	Ft. Worth, TX 76155	
(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, **JUAN HERNANDEZ, JR., UNMARRIED AND MARIA A. RIVERA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MENA SHAKER,** *unmarried 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. 226 on the Plan of Final Plat of Rivendell Woods, Phase One, Section Two of record in Plat at Instrument No. 20080829-0088935, 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 Juan Hernandez, Jr., a single man, and Maria A. Rivera, a single woman, as joint tenants with common law rights of survivorship by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20121120-0107039 Register's Office for Davidson County, Tennessee, dated November 09, 2012 and recorded on November 20, 2012.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20080829-0088935, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070607-0068416 and amended at Instrument No. 20080722-0074876, Register's Office for Davidson County, Tennessee.
- Easement of record as Instrument No. 20070522-0061016, in the Register's Office of Davidson County, Tennessee.
- Easements of record in Book 4215 Page 632 and Book 8497 Page 908, in the Register's Office of Davidson County, Tennessee.
- Stormwater Detention Agreement of record at Instrument No. 20031104-0161896, Instrument No. 20070430-0050843, and Instrument No. 20080725-0076238 in the Register's Office of Davidson County, Tennessee.
- Ingress/Egress Easement to family cemetery of record at Instrument No. 20040702-0079201, in the Register's Office of Davidson County, Tennessee.
- 150' TVA Easement of record at Instrument No. 20040702-0079201, in the Register's Office of Davidson County, Tennessee.
- By-Laws of record at Instrument No. 20070607-0068416, in the Register's Office of Davidson County, TN.
- Restrictions of record as Instrument Number 20121120-0107039 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1081 Shire Drive , Antioch, Tennessee 37013-4493**.

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.

Witness my/our hand(s) this the 29th DAY OF SEPTEMBER, 2016.

x Juan Hernandez by Jose Hernandez as attorney in fact

Juan Hernandez, Jr. by Jose Hernandez,
Attorney in Fact

Maria A. Rivera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jose Hernandez, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUAN HERNANDEZ, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said JUAN HERNANDEZ, JR.

Witness my hand and official seal, this the 29th of September, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA A. RIVERA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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