WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 5-5-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settlement Services of Nashville, LLC, 302 Innovation Drive, Suite 260, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mona L. Hernandez	NEW OWNER	181020B04000CO
(NAME)	(NAME)	
1040 St Hubbins Dr.		
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174		
(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, **Joy Bryant, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mona L. Hernandez and Stephen Hernandez, wife and husband,** 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. 40 on the Plan of Section Three, Sugar Valley Place, SP Development, of record in Instrument No. 20140807-0071357, 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 Joy Bryant, Married, by Deed dated August 24, 2015, from Joon Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150824-0085170, Register's Office for Davidson County, Tennessee. Joy Bryant represents and warrants that she never resided in the subject property as her marital residence.

unimproved ☐

This is improved ☑ property, known as 8911 Sunnyfield Way, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20170078329 DEEDWARR
Recvd: 09/07/17 10:56 2 pgs
Fees:13.00 Taxes:939.80
20170907-0091973

Witness my/our hands this 6th day of September, 2017.

Joy Bryant

State of Tennessee
County of Williamson

Personally appeared before me Joy Bryant, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of September, 2017.

Notary Public
My Commission Expires: 11/6/17

File No.: 2979-17

