WARRANTY DEED

File No. RW0001425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 6-30-2019

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pablo Miguel Hernandez	SAME	094-01-0-338.00
(NAME)	(NAME)	
909 S 14th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jeffrey R. Fernandez Jr and wife, Lauren Fernandez,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pablo Miguel Hernandez,** _____, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Bill Garrett Davidson County
atch# 19163 **DEEDWARR**
0/30/2017 09:19:06 AM 3 pgs
ees: $18.00 Taxes: $1,350.50

20171030-0110708

Land in Davidson County, Tennessee being Lot Number 56 on the Plan of Section One Revised Shelby Heights, as of record in Plat Book 2330, page 171, Register's Office for Davidson County, Tennessee, into which said plan reference is hereby made for a more complete and accurate plat description thereof.

Being the same property conveyed to Jeffrey R. Fernandez, Jr., a single man by Warranty Deed from Nathan Langley, married and Shawn Berner, married, Recorded July 7, 2015 in Instrument No. 20150707-0065553, in the Register's Office for Davidson County, Tennessee.

Jeffrey R. Fernandez, Jr. is now married to Lauren Fernandez.

Lauren Fernandez joins herein to convey any and all rights, title and/or interest she may have in said property by virtue of her marriage to Jeffrey R. Fernandez, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 909 S 14th Street, Nashville, TN 37206

(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.

Witness my hand this 19 day of October, 2017.

Jeffrey R. Fernandez Jr

STATE OF Indiana
COUNTY OF Porter

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey R. Fernandez Jr, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 19 day of October, 2017.

Deanna C. Lindlow
Notary Public

My commission expires: 11-17-2021

DEANNA C. LINDLOW
Notary Public - Seal
State of Indiana
Porter County
My Commission Expires Nov 17, 2021

Lauren Fernandez

STATE OF Indiana
COUNTY OF Porter

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

Witness my hand this 19 day of October, 2017.

Deanna C. Lindlow
Notary Public

My commission expires: 11-17-2021

DEANNA C. LINDLOW
Notary Public - Seal
State of Indiana
Porter County
My Commission Expires Nov 17, 2021

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206