WARRANTY DEED

Bill Garrett Davidson County
Batch# 46269 DEEDWARR
01/10/2018 08:28:30 AM 2 pgs
Fees: $13.00 Taxes: $562.40
20180110-0003068

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$152,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of January, 2018

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Porfirio Hernandez	SWBC Mortgage Corporation	147-040-171-00
325 Wallace Road	9311 San Pedro, Suite 100	
Nashville, TN 37211	San Antonio, TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mariam Sangare**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Porfirio Hernandez, unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of the Resubdivision of Lot No. 38, Section 2, Beverly Heights, of record in Book 4470, Page 5, for Register's Office of Davidson County, Tennessee.

Said Lot No. 3 fronts 83.0 feet on the southerly margin of Wallace Road and extends back 119.80 feet on the easterly line and 151.24 feet on the westerly line to a dead line in the rear, measuring 76.57 feet.

Being the same property conveyed to Miriam Sangare by Warranty Deed from Allen J. Massingille and Wife, Deborah Lynn Massingille dated December 30, 2002, of record in Instrument No. 20030121-0008000, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 4470, page 5, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2401, page 398, Book 2440, Page 99, Register's Office for Davidson County, Tennessee.

This is improved property known as: **325 Wallace Road, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 5, 2018.

Mariam Sangare

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mariam Sangare** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 5, 2018

My commission expires 8/5/19

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.