Send Tax Statements To:
New Owner

Name and Address of New Owner:
Johnny R. Hernandez
166 Suzanne Drive
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Map and Parcel 16202001300

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RETHA S. PARKER, UNMARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **JOHNNY R. HERNANDEZ AND MARIA J. HERNANDEZ, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Land in Davidson County, Tennessee being all of Lot No. 40, on the plan of Colewood Acres, Section 1, according to plat and survey appearing of record in Book 3700, page 59, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Edward M. Parker and wife, Retha S. Parker, by deed from Jones Lumber Company, Incorporated, dated March 4, 1968, appearing of record in Book 4217, page 395, of the Register's Office of Davidson County, Tennessee.
>
> Edward M. Parker having since died on June 8, 1999, leaving Retha S. Parker as sole heir.
>
> This conveyance is made subject to any and all matters shown on said plat and survey of record in Book 3700, page 59; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JOHNNY R. HERNANDEZ AND MARIA J. HERNANDEZ, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Bill Garrett Davidson County
Batch# 119356 DEEDWARR
07/23/2018 02:57:04 PM 2 pgs
Fees: $13.00 Taxes: $666.00

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 13th day of July, 2018.

Retha S. Parker by Laurie Gail Lawson Attorney-in-fact
Retha S. Parker, by Laurie Gail Lawson, Attorney-in Fact

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public within and for the said State and County aforesaid, with the named, **LAURIE GAIL LAWSON**, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained; and the said **LAURIE GAIL LAWSON,** to me known to be the person who executed the same as the free act and deed of the said **RETHA S. PARKER,** and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said **RETHA S. PARKER,** and appearing of record in Record Book _____, page _____, in the Register's Office of Rutherford County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this 13th day of July, 2018.

MARY FLUTY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 11/20/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Laurie Gail Lawson
AFFIANT

SWORN to and subscribed before me,
this 13th day of July, 2018.

NOTARY PUBLIC
My Commission Expires: 11/20/21

MARY FLUTY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY