WARRANTY DEED

Karen Johnson Davidson County
Batch# 235637 DEEDWARR
05/29/2019 10:19:17 AM 2 pgs
Fees: $13.00 Taxes: $799.20

20190529-0050547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of May 2019

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Ygnacio Duran	SW BC	176 05 0A 033.00
(NAME)	(NAME)	
6705 Birchbrook Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **David Alexander Hernandez, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ygnacio Duran, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract orparcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 50 on the Plan of Hickory Woods Estates Section C, of record in Plat Book 6900, Page 885-887, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David A. Hernandez, married by Warranty Deed from Scott W. Swinney dated March 1, 2016 and recorded March 3, 2016 as Instrument No. 20160303-0020572, in said Register's Office for Davidson County, Tennessee.

Estela Marina Amaya Gomez, spouse of David Alexander Hernandez, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property in reference to this loan. Furthermore, Estela Marina Amaya Gomez, has no personal liability for the repayment of said loan.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6705 Birchbrook Drive, Antioch, TN 37013

File Number: MFR-1903280SSO

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 our hands this 24th day of May, 2019

David Alexander Hernandez
David Alexander Hernandez

Estela Marina Amaya Gomez
Estela Marina Amaya Gomez

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

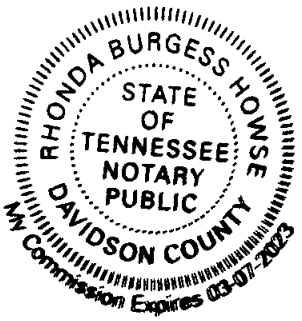
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David Alexander Hernandez, and Estela Marina Amaya Gomez, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2019.

Rhonda Burgess Howse
Notary Public

My Commission Expires: 3-7-23

(SEAL)



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