STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Panfilo Vera Hernandez
Affiant

JON GRAVES STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of June, 2019.

Notary Public
MY COMMISSION EXPIRES: 5-20-2020
File No. G19-5284

Karen Johnson Davidson County
Batch# 248612 DEEDWARR
06/26/2019 09:23:57 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190626-0061788

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Panfilo Vera Hernandez (NAME)	First Community Mortgage, Inc. (NAME)	41-16-26
1140 Bellshire Drive (STREET ADDRESS)	262 Robert Rose Dr.,Ste.101 Murfreesboro, TN 37129 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, I, **Gisell Margarita Hernandez,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Panfilo Vera Hernandez, a married man,** 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. 141 on the Plan of Section V, Bellshire Estates, as shown on plat of record in Plat Book 2133, Page 114, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Tuckahoe Drive, said point being the common corner of lots 140, 141, & 142; thence with the line between Lots 141 & 142 southwardly 127.5 feet to the North margin of Bellshire Drive; thence with the north margin of said Bellshire Drive westwardly 111.8 feet to the beginning of a curve to the right; thence around said curve which has a radius of 25 feet northwestardly 38.1 feet to the margin of Tuckahoe Drive; thence with the East margin of said Tuckahoe Drive northwardly 169.2 feet to the point of beginning.

Being the same property conveyed to Marco Hernandez, a single man, by deed from Marjorie E. Wilson, a single woman, dated May 7, 2015 and recorded May 13, 2015 in Instrument No. 20150513-0043712, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gisell Margarita Hernandez by Quitclaim Deed dated October 13, 2017 from Marco Hernandez, recorded October 26, 2017, in Instrument Number 20171026-0109836, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1140 Bellshire Drive, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 21st day of June, 2019.

Gisell Margarita Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2019, before me personally appeared Gisell Margarita Hernandez, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of June, 2019.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066