Name and Address of New Owner:
Carlos Miguel Hernandez
4705 Reischa Dr
Nashville TN 37211
Send Tax Bills To: SWBC
9311 San Pedro #100
San Antonio TX 78216

Karen Johnson Davidson County
Batch# 298943 DEEDWARR
10/10/2019 09:21:02 AM 4 pgs
Fees: $23.00 Taxes: $906.13
20191010-0103859

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 134-13-0-250.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Luke Argall and Kevin Argall, Husband and Wife, and Kathleen Berger, an unmarried woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carlos Miguel Hernandez, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Phase One, Woodland Hills of record in Plat Book 6900, Page (s) 666 through 669, inclusive, as amended in Book 7564, Page 404 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin Argall and Luke Argall, wife and husband, and Kathleen Berger, an unmarried woman by Warranty deed from Aleda A. Norman, unmarried, of record in Instrument No. 20160111-0002870, Register's Office for Davidson County, Tennessee, dated January 07, 2016 and recorded on January 11, 2016.

Being improved property also known as 4705 Reischa Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of September, 2019.

Luke Argall (SEAL)

Kevin Argall (SEAL)

~~Kathleen Berger~~ (SEAL)

STATE OF QUEENSLAND
~~COUNTY OF~~ AUSTRALIA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Luke Argall and Kevin Argall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of September, 2019.

Notary Public
My commission expires: does not expire

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kathleen Berger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of September, 2019.

Notary Public
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $244,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26th day of September, 2019.

Notary Public
My commission expires: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No. 2019-327

APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. Country: **Australia**

This public document

2. has been signed by: **John William McDonald**
3. acting in the capacity of: **Notary Public**
4. bears the seal/stamp of: **John W. Mcdonald, Notary Public, Australia**

Certified

5. at **Brisbane**
6. **the 30th day of September, 2019**
7. by **Krystal Purdie**
8. No. **BFAF-OV-28520**
9. Seal/Stamp
10. Signature

Department of Foreign Affairs and Trade
Brisbane
Australia

DEPT OF FOREIGN AFFAIRS AND TRADE BRISBANE

This Apostille only certifies the authenticity of the signature (where applicable) and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears. This Apostille does not certify the content of the document for which it was issued. This Apostille can be verified at https://oriao.dfat.gov.au/pages/verifyapostille.aspx

[redacted]

_____(SEAL)
~~Luke Argall~~ KB

_____(SEAL)
~~Kevin Argall~~ KB

Kathleen Berger (SEAL)
Kathleen Berger

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Luke Argall and Kevin Argall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of September, 2019.

_____
Notary Public
My commission expires:

STATE OF Arizona
COUNTY OF Yavapai

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kathleen Berger,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of September, 2019.

IVONNE J. REMENSNYDER
Notary Public – Arizona
Maricopa County
My Comm. Expires Nov 8, 2021

_____ #535821
Notary Public
My commission expires: 11-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $244,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
26th day of September, 2019.

_____
Notary Public
My commission expires: _____

File No. 2019-327