Karen Johnson Davidson County
Batch# 337131 DEEDWARR
01/02/2020 09:43:30 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20200102-0000181

WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

W-C-19-3908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-7-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joel Ernesto Hernandez	Paramount Residential mortgage Group, Inc.	
(NAME)	(NAME)	**069-02-0-030.00**
3908 Hydesdale Lane	1265 Corona Pointe Court	
(ADDRESS)	(ADDRESS) Suite 301	
Nashville, TN 37218	Corona, CA 92879	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAUREN E. LEE AND JEREMY C. LEE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOEL ERNESTO HERNANDEZ, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 37 on the Plan of Section One, Enchanted Hills of record in Plat Book 3300, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 200.0 feet on the Southerly margin of Hydesdale Lane and runs back between lines, the Easterly line being 200.0 feet and the Westerly line being 200.0 feet to a line in the rear measuring 200.00 feet thereon.

Being the same property conveyed to Lauren E. Lee and Jeremy C. Lee, wife and husband by Warranty Deed from The Estate of Eugene Cabknor Sr. Davidson County Probate Docket Number 13P1270 by Helena Nightingale, Co- Executrix and Mary Jo Dowell, Co-Executrix, Erma Jean Toran, Mary Jo Dowell, Helena Nightingale, Jackie Benson, Eugene Cabknor, Jr., and Bobby Cabknor aka Bobbie Cabknor of record in Instrument No. 20140226-0016516 Register's Office for Davidson County, Tennessee, dated February 21, 2014 and recorded on February 26, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3300, Page 96, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3467, Page 224, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of Water Mains of record in Book 4241, Page 877, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3908 Hydesdale Lane, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 26th DAY OF DECEMBER, 2019.

Lauren E. Lee

Jeremy C. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN E. LEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY C. LEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)