Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

#14498

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marco A. Hernandez	SWBC Mortgage	059-08-0A-501.00
(NAME)	(NAME)	
3072 Gwynnwood Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 359452 DEEDWARR
02/18/2020 10:17:08 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20200218-0017731

For and in consideration of the sum of Ten 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, **Tiffany Henderson, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marco A. Hernandez, an unmarried 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 County, Tennessee, being Lot 501, as shown on the map entitled Second Revision For Final Plat The Park Preserve, (a Cluster Lot Subdivision), of record as Instrument Number 20101021-0084154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tiffany Henderson from NASHVILLE AREA HABITAT FOR HUMANITY, INC., a Tennessee non-profit corporation by Special Warranty Deed on June 2, 2011, of record in Instrument Number 20110602-0042358, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2020 and subsequent years a lien, but not yet due and payable.

Subject to all matters on Plan of record in Instrument Number 20101021-0084154, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument Number 20100122-0005684, amended in Instrument Numbers 20100316-0019840 and 20101027-0086058, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20030926-0142818, Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Instrument Number 20031027-0157840, Register's Office for Davidson

County, Tennessee.

Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20090422-0036291, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6764, Page 81, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3072 Gwynnwood Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 12th day of February, 2020.

Tiffany Henderson

State of Tennessee
County of Davidson

Personally appeared before me Tiffany Henderson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of February, 2020.

Notary Public

My Commission Expires: 9-20-2022

File No.: 202002008

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY