Davidson County DEEDWARR
Recvd: 10/01/04 13:54 3pgs
Fees:18.00 Taxes:434.75
20041001-0118631

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of September, 2004.

Notary Public

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 3-22-08

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Aguilar Arrendondo Gonzalo
525 Jasmin Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
133-12-0-300.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin M. Simmons and wife, Dianne C. Simmons** hereinafter referred to as Grantors, hereby transfers and conveys to **Gonzalo Arredondo- Aguilar, a single man,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 41 on the Plan of Section Two, Addition to Greenwood Hills, of record in Plat Book 5200, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kevin M. Simmons and wife, Dianne C. Simmons by Warranty Deed from James E. White and wife, Doris N. White of record in Book 8197, page 753, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 62, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5303, Page 873, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 525 Jasmin Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 24th day of September, 2004.

Kevin M Simmons by Dianne C Simmons atty in fact

Kevin M. Simmons

Dianne C Simmons

Dianne C. Simmons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dianne C. Simmons, with whom I am personally acquainted and who proved herself to be the attorney in fact of Kevin M. Simmons and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dianne C. Simmons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of September, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067