# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/04 09:20 2pgs
Fees:13.00 Taxes:497.65
20041013-0123192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MONA LEE HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

**THIS INSTRUMENT WAS PREPARED BY**
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patricia Herrera | SAME | 063-16-0-B-030.00CO |
| (NAME) | (NAME) | |
| 1672 Aaronwood Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | , | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **David E. McMillan and Janice E. McMillan, Tenants in Entirety**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Herrera and Edwin Ventura, both unmarried**, 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:

BEING Lot No. 30 on the Plan of Hampton Park, a Planned Unit Development of record in Plat Book 6900, Page 405, amended in Plat Book 6900, pages 550 thru 552, corrected in Book 8110, Page 401 and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to David E. McMillan and Janice E. McMillan, Tenants in Entirety, by Warranty Deed from Robert Wells and wife, Kathy Wells, dated July 14, 2003 and filed for record on July 18, 2003 in Instrument Number 20030718-0101184, Register's Office for Davidson County, Tennessee.

The property described herein is subject to:

1. 2005 Taxes and subsequent years, a lien not yet due and payable.
2. Map 063-16-0, Group B, Parcel 030.00CO – 2003 County Taxes are paid in the amount of $1175.04.
3. Subject to all matters as set forth per Plat Book 6900, Page 405 and Book 6900, Pages 550-552 Register's Office for said County.
4. Subject to Restrictions of record in Book 7351, Page 852; Book 7451, Page 739; Book 8336, Page 393 and Book 7451, Page 739, Register's Office for said County.
5. Subject to HOA Charter of record in Book 8517, Page 762, Book 8833, Page 216 and Book 7431, Page 204, said Register's Office.
6. Subject to Surveyor's Certificates of Correction of record in Book 8110, Page 401, Book 8181, Page 112; Book 7462, Page 445, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1672 Aaronwood Drive, Old Hickory, TN

(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 our hands this 1st day of October, 2004.

David E. McMillan

Janice E. McMillan by David E. McMillan, Her Attorney in fact

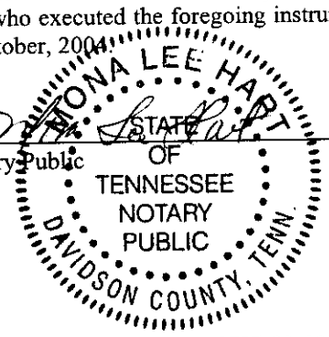
Janice E. McMillan by David E. McMillan, Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared David E. McMillan, known to me or satisfactorily proven to be the person who executed the foregoing instrument on behalf of Janice E. McMillan. Witness my hand and Notarial Seal this 1st day of October, 2004.

Notary Public

My commission expires: _____




My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE

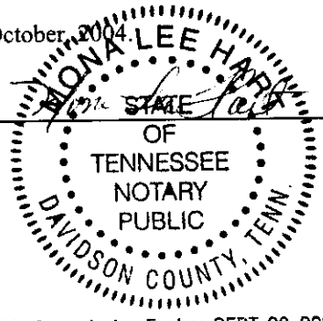
COUNTY OF DAVIDSON

On this 1st day of October, 2004, before me personally appeared David E. McMillan, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 1st day of October, 2004.

Commission expires:

Notary Public




My Commission Expires SEPT. 20, 2008