# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/05 08:33 2 pg
Fees:13.00 Taxes:436.60

20051202-0144770

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Angela E. Shasher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of November, 2005

Notary Public

My Commission Expires: 1/20/09

AFFIX STATE OF TENNESSEE NOTARY PUBLIC LEON SHARBER COUNTY OF RUTHERFORD

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **CESAR E. AGUIRRE** (NAME) | Cesar E. Aguirre (NAME) | 133-15 |
| 355 Foxglove Drive (ADDRESS) | 355 Foxglove Drive (ADDRESS) | 73.00 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Nashville, TN 37211 (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ROBERT N. CANTRELL AND WIFE, SHIRLEY J. CANTRELL**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CESAR E. AGUIRRE, MARRIED**, hereinafter called the Grantee(s), their heirs and assigns, a 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. 22 on the Plan of Herbert Heights, Section II of record in Book 3500, Page 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Said Lot No. 22 fronts 69 feet on the easterly side of Foxglove Drive and extends back 118.78 feet on the northerly line and 157.80 feet on the southerly line, whish is a broken line, to a dead line in the rear on which it measures 78.73 feet.

BEING the same property conveyed to ROBERT N. CANTRELL AND WIFE, SHIRLEY J. CANTRELL, by Deed from MARY B. PATTON AND HUSBAND, TOM B. PATTON, of record in Book 4242, Page 108, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 3704, Page 430, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 355 Foxglove Drive, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** our hands, this 28th day of November, 2005.

**ROBERT N. CANTRELL**

**SHIRLEY J. CANTRELL**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT N. CANTRELL AND WIFE, SHIRLEY J. CANTRELL**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of November, 2005.

My Commission Expires: 03/31/07

Notary Public

