WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/06 10:28 3 pgs
Fees:18.00 Taxes:514.30
20060307-0026143

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Carrie Tiesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodolfo Aguilar	New Owner	149-6-122
(NAME)	(NAME)	
901 Johnson Pass Court		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, Michael Desmond and Jennifer Walters, Trustees of the Desmond Living Trust, dated December 1, 2004, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodolfo Aguilar and Vienica Leos, Husband and Wife, 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. 22 on the Plan of Oakwood Subdivision, Section One, Phase Six, of record in Plat Book 7900, Page 419, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Desmond, Jennifer Walters, and Michael Desmond, Trustees of Desmond Living Trust Dated December 1, 2004, by Warranty Deed dated February 14, 2005, from Steven F. Mancini and wife, Barbie McCullough, as of record in Instrument No. 20050217-0018061, Register's Office for Davidson County, Tennessee. The said Patricia Desmond having since died on December 24, 2005.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 901 Johnson Pass Court, Antioch, TN 37013
(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 21 day of February, 2006.

Michael Desmond, Trustee of the Desmond Living Trust, dated December 1, 2004

Jennifer Walters, Trustee

Jennifer Walters, Trustee of the Desmond Living Trust, dated December 1, 2004

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michel Desmond with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Desmond Living Trust, dated December 1, 2004 and that he/she as such of the Desmond Living Trust, dated December 1, 2004, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of February, 2006.

Commission expires: _____

Notary Public

STATE OF Alabama

COUNTY OF Coffee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Walters with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Desmond Living Trust, dated December 1, 2004 and that he/she as such of the Desmond Living Trust, dated December 1, 2004, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Enterprise AL this 22 day of February, 2006.

Commission expires: 10/16/2006

Debra J Toub

Notary Public

BRAD J TOUB NOTARY PUBLIC STATE AT LARGE

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Witness our hands this 21st day of February, 2006.

_____

_____, TRUSTEE
Michael Desmond, Trustee of the Desmond Living Trust, dated December 1, 2004

_____

_____
Jennifer Walters, Trustee of the Desmond Living Trust, dated December 1, 2004

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michel Desmond with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Desmond Living Trust, dated December 1, 2004 and that he/she as such of the Desmond Living Trust, dated December 1, 2004, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of February, 2006.

Commission expires: 11/14/09

Sarah Dreuske
Notary Public

Sarah Dreuske STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES: 11/14/2009 DAVIDSON COUNTY

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Walters with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Desmond Living Trust, dated December 1, 2004 and that he/she as such of the Desmond Living Trust, dated December 1, 2004, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this _____ day of February, 2006.

Commission expires: _____

_____
Notary Public