Return To:
#600197

File Box 30

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Davidson County DEEDWARR
Recvd: 04/11/06 10:56 2 pgs
Fees:13.00 Taxes:381.10

20060411-0041539

THIS INSTRUMENT WAS PREPARED BY
Security Escrow & Title Company, 1005 8th Avenue South
Suite 104
Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan F. Aguilar	Countrywide Home Loans, Inc ~~Juan F. Aguilar~~	119-1560.00
(NAME) 3108 Southlake Drive	(NAME) 3011 Armory Dr. Suite 120 ~~3108 Southlake Dr.~~	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, TN ~~37211~~ 37204	
(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, R. Michael Pack, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan F. Aguilarand Olinda Aguilar, 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:

Land in Davidson County, Tennessee, being Lot 60 on the map of Section II, Southlake, as of record in Book 2083, Page 84, Register's Office for said county as follows: said Lot No. 60 fronts 70 feet on the east side of Southlake Drive and runs back between lines, 151.3 feet on the north line and 151.4 feet on the south line, to a dead line in the rear on which it measures 70 feet.

Being part of Lot No. 59 on the Plan of Southlake, Section II, as of record in Book 2083, Page 84, Register's Office of said County, described as follows: beginning at the common corner of Lots Nos. 59 and 60, in the easterly margin of Southlake Drive; thence with the line between said lots, easterly 151.03 feet to a point; thence northwardly with the rear line of Lot No. 59, 30 feet to a point in the southeast corner of the property conveyed to the State of Tennessee, by deed of record in Book 3405, Page 385, thence with the State property southerly line, south 89° 00 minutes West 125 feet to a point; thence south 40 ° 44 minutes 30 seconds west 40 feet to the point of beginning.

BEING THE SAME PROPERTY conveyed to R. Michael Pack by deed dated 09/01/89 of record in Book 7929, page 502, in the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 3108 Southlake Drive, Nashville, TN 37211. FOR INFORMATIONAL PURPOSES ONLY.

TAX ID# 119-15 60.00

unimproved ☐

This is improved ☒ property, known as 3108 Southlake Dr., Nashville, TN 37211

(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 hand this 7th day of April, 2006.

Ray Michael Pack

R. Michael Pack

STATE OF TN
COUNTY OF Davidson

On this 7th day of April, 2006, before me, personally appeared R. Michael Pack, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this. 7th day of April, 2006.

Commission expires: 9-17-07

Anthy Ellis

Notary Public

ANTHONY ELLIS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.