File No. 270700441

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/07 10:37 2 pgs
Fees:13.00 Taxes:932.40

20070802-0091871

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

K. THOMAS STEWART NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN. My Commission Expires NOV 8, 2008

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Lane Thomas	New Owner	160-15-0A-007.00CO
(NAME) 144 Hearthstone Manor Circle	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Luis Aranguren and wife, Irma A. Aranguren, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Lane Thomas, married, and John Gregory Thomas, married, tenants in common with rights of survivorship, 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 Unit No. 8, building No. 2 on the Plan of Hearthstone Manor a Planned Unit Development of record in Plat Book 6250, page 398, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Luis Aranguren and wife, Irma A. Aranguren, by warranty deed from James E. Craft, unmarried, of record in Book 11071, page 154, Register's office for Davidson County, dated August 17, 1998.

Subject to all matters as set forth per Plat Book 6250, Page 398, Register's Office of said County.

Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in instrument(s) of record in Deed Book 5409, page 485, Book 6424, page 839, Book 6884, page 251, Book 7398, page 907, Book 7403, page 563, Book 7679, page 16, Book 7769, page 494, Book 11404, page 149, Book 11749, page 481, and Instrument No. 20060510-0054690, said Register's Office.

By-Laws of record in Book 7403, page 568, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 144 Hearthstone Manor Circle, Brentwood, TN 37027
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 31st day of July, 2007.

Luis Aranguren

Irma A. Aranguren

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Luis Aranguren and Irma A. Aranguren, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/31/2007.

Witness my hand at office this 31st day of July, 2007.

Commission expires:

Notary Public

File Number: 270700441

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8 2008