BILL GARRETT, Davidson County
Trans:T20090078050 DEEDWARR
Recvd: 11/17/09 08:52 2 pgs
Fees:13.00 Taxes:306.73
20091117-0105623

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $82,900.00

Affiant

Subscribed and sworn to before me, this 13th day of November, 2009.

Notary Public

My commission expires: 11/22/10

Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Sumner County

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **John B. Plunk** | New Owner | **Map\Parcel: 149-09-0-217.00** |
| **4745 Miners Cove** | | |
| **Antioch, TN 37013** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Beatriz Aguilar, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**John B. Plunk** , 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:

Land in Davidson County, Tennessee, being Lot No. 161, on the Plan of Section Six, Terragon Trails, of record in Book 5060, Page 175, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beatriz Aguilar, unmarried, by Warranty Deed from Rob Huey and Jason Jent, dated March 10, 2008, of record in Instrument No. 20080317-0026550, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5060, Page 175, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5179, Page 218, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4745 Miners Cove, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have

a good right to convey it and the same in 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/our hand(s) this 13th day of November, 2009.

Beatriz Aguilar / Edubina Arce Atty. Attorney at law.
Beatriz Aguilar
By: Edubina Arce, Attorney-in-Fact

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Edubina Arce with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Beatriz Aguilar for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Beatriz Aguilar, and is authorized by Beatriz Aguilar to execute this instrument on his/her behalf.

Witness my hand, at office, this 13th day of November, 2009.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

File #: **090089JM**
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**