File No. 111134

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,900.00

Rodolfo Aguilar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-3-2012
(AFFIX SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. July

BILL GARRETT, Davidson County
Trans: T20120040948 DEEDWARR
Recvd: 06/04/12 14:20 2 pgs
Fees: 13.00 Taxes: 155.03

20120604-0048528

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodolfo Aguilar	Rodolfo Aguilar	149 09 0 211.00
(NAME)	(NAME)	
4732 Miners Cove	4732 Miners Cove	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Lucy G. Honeycutt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodolfo Aguilar and Vienica 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 No. 171 on the Plan of Section Four, Terragon Trails, of record in Book 5050, page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 171 fronts 67.5 feet on the southwesterly margin of Miners Cove and extends back 155.74 feet on the northwesterly line and 157.34 feet on the southeasterly line to a dead line in the rear measuring 49.88 feet thereon.

Being the same property conveyed to Lucy G. Honeycutt by deed from June Simmons, an unmarried person, dated March 13, 1981 and recorded on March 23, 1981 in Book 5724, page 185, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 5146, page 680, Book 5179, page 214, Book 5179, page 218, Book 5273, page 656, Book 5330, page 413, Book 5341, page 979, Book 5341, page 983 and Book 5364, page 778, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4732 Miners Cove, 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.

File No. 111134
Witness my hand this 25th day of May, 2012.

Lucy G. Honeycutt

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 Lucy G. Honeycutt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2012.

Commission expires:

7-3-2012

Notary Public

STEVEN G. WATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. Jul