G-24100-8
Box 14-

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120051391 DEEDWARR
Recvd: 07/12/12 13:25 2 pgs
Fees:13.00 Taxes:1683.50
20120712-0061340

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2012.

Katherine Goodson
Notary Public

MY COMMISSION EXPIRES: May 5, 2015
(AFFIX SEAL)

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jared Smith	Farmington Financial Group, LLC	11709009900
(NAME)	(NAME)	
3810 Sugartree Place	2002 Richard Jones Road, S/300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **Jose Miguel Aparicio and Barbara Mathilda Aparicio**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jared Smith and Ashley Smith, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 75 on the plan of Woodmont Estate, Number 2, of record in Plat Book 1130, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jose Miguel Aparicio and wife, Barbara Mathilda Aparicio by Deed from Lillian C. Boggs formerly known as Lillian C. Appleby, unmarried, dated 12/23/2005 and filed for record on 12/28/2005 in Instrument 200512280155167, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters as set forth per Plat Book 1130, Page 99, said Register's Office.

Charter of record in Book 8081, Page 687, 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 3810 Sugartree Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-4086
SMG TN Warranty Deed

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/or 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/or 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 25th day of October, 2011.

Jose Miguel Aparicio

Barbara Mathilda Aparicio

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 **Jose Miguel Aparicio**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25 day of October, 2011.

Notary Public
My Commission Expires: 9-9-14

RANDAL P. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-9-2014

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 Jose Miguel Aparicio and Barbara Mathilda Aparicio, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25 day of October, 2011.

Notary Public
My Commission Expires: 9-9-14

RANDAL P. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-9-2014

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027