BILL GARRETT, Davidson County
Trans:T20130103712 DEEDWARR
Recvd: 12/11/13 13:41 2 pgs
Fees:13.00 Taxes:425.50
20131211-0125617

This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Lilian Aguirre
759 Huntington Parkway
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
James E. Anderson
603 Berkshire Valley Road
Wharton, NJ 07885

MAP	**161-05**
GROUP	**0C**
PARCEL	**116.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James E. Anderson, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Lilian Aguirre, unmarried**, hereinafter called the GRANTEE, her 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 15 of Huntington Park Townhomes, of record in Plat Book 8813, page 573, amended in Book 9018, page 56, Register's Office, Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James E. Anderson, married by deed from WP Stevenson and wife, JR Stevenson, dated 3/31/98 and recorded 4/16/98 of record in Book 10888, page 912, Register's Office for Davidson County, Tennessee.

The above referenced property is not and has never been the primary residence of the Grantor or Grantor's spouse.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **759 Huntington Parkway, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **2nd** day of **December, 2013.**

James E. Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James E. Anderson, married**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of December, 2013.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3/30/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of December, 2013.

NOTARY PUBLIC

My Commission Expires: 3-30-15