NEW OWNER:

DIANA E. AGUILAR
701 REEVES ROAD
ANTIOCH, TN 37013

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0049

Map & Parcel: 14913002900

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140021298 DEEDWARR
Recvd: 03/31/14 12:07 3 pgs
Fees:18.00 Taxes:349.65
20140331-0026249

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Four Thousand Five Hundred and 00/100 Dollars ($94,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL T. ELLIOTT and wife, JENNIFER ELLIOTT** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DIANA E. AGUILAR**, ("Grantee"), a single female, her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 186 on the Plan of Debra Heights, Section Two, as shown on the plat of the same of record in Plat Book 3700, Page 39, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MICHAEL T. ELLIOTT and wife, JENNIFER ELLIOTT by Warranty Deed from John W. Sullivan and Velma Ann Sullivan, acknowledged September 26, 2008, and of record in Instrument No. 20081002-0100390, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **701 REEVES ROAD, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3700, Page 39, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 24th day of March, 2014.

MICHAEL T. ELLIOTT

JENNIFER ELLIOTT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHAEL T. ELLIOTT and JENNIFER ELLIOTT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of March, 2014.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$94,500.00**.

AFFIANT

Sworn to and subscribed to before me this 14th day of March, 2014.

NOTARY PUBLIC

My commission expires: 6-17-17

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY