WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023273 DEEDWARR
Recvd: 04/07/14 11:29 2 pgs
Fees:13.00 Taxes:869.50
20140407-0028755

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2015
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mayra Aguilar	Franklin American Mortgage Company	03305001000
(NAME)	(NAME)	
236 Birdwell Ct.	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140453

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Linda H. Vaughn, a single person Robin Wheeler, a single person**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mayra Aguilar, a single person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 10 on the Plan of Birdwell Subdivision, of record in Plat Book 8250, page 409, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Margie Inman by Warranty Deed from Mark G. Hall and wife, Jane M. Hall, dated June 1, 2005, and filed of record in Instrument 20050607-0065016, Register's Office for said County. Pursuant to Appointment of Substitute Trustee, appearing of record in Instrument 20130715-0072639, Arnold M. Weiss was appointed as Substitute Trustee.

BEING all of the same property conveyed to Linda H. Vaughn and Robin Wheeler by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated November 21, 2013 and filed of record in Instrument 20131204-0123408, Register's Office for ~~Sumner~~ * DAVIDSON County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 9597, page 289 and Book 10655, page 576, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 236 Birdwell Court, Goodlettsville, TN 37072

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 31st day of March, 2014.

Linda H. Vaughn

Robin Wheeler

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Linda H. Vaughn, a single person Robin Wheeler, a single person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Linda H. Vaughn, a single person Robin Wheeler, a single person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2014.

Commission expires: 7/30/17

Notary Public

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066