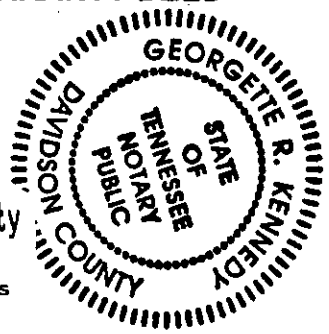
WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20140047654 DEEDWARR
Recvd: 07/03/14 11:20 2 pgs
Fees: 13.00 Taxes: 902.80

20140703-0058811

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Myrna Balderas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2014.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marco Aguirre	Synovus Mortgage Corp	087-02-0-A 040.00CO
(NAME)	(NAME)	
424 Landings Way	2204 Lakeshore Dr, Ste 325	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Birmingham, AL 35209	
(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, I, **Jodie Leigh Pickens, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Marco Aguirre and wife, Myrna Aguirre**, 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. 66, on the plan of Final Plat, Cobblestone Landing, Phase I, as shown on plat of record in Instrument No. 20050822-0099471, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jodie P. Courreges and Frank R. Courreges, wife and husband by Warranty Deed dated 05/15/2006 from Drees Premier Homes, Inc., an Ohio corporation of record in Instrument 20060522005993 7, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jodie Leigh Pickens, formerly Jodie P. Courreges by Quit Claim Deed dated 07/26/2010 from Frank Courreges of record in Instrument 201007300059780, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200508220099471; (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200508290103476; (3) Assignment of Declarant's Rights of record in Instrument 201010050079535 and Instrument 201010290086759; (4) All matters including but not limited to Easements of record in Book 5168, Page 898, Book 5168, Page 902, Book 5168, Page 910, Book 6286, Page 272, Book 7408, Page 402, Book 7408, Page 406, Book 11476, Page 233 and Book 11476, Page 235; (5) Easement of record in Book 7079, Page 196, said Register's Office. Rerecorded Easement of record in Book 7083, Page 435, said Register's Office. Amendment to Easement of record in Book 7607, Page 135: (6) Joint Access and Public Utility Easements of record in Book 8190, Page 75: (7) Stormwater Detention Agreement of record in Instrument 200311060163210, said Register's Office; (8) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 424 Landings Way, Mount Juliet, TN 37122

(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(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 my hand this 26th day of June, 2014.

Jodie Leigh Pickens

State of Tennessee
County of Wilson

Personally appeared before me Jodie Leigh Pickens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of June, 2014.

Notary Public Escrow Officer
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122