WARRANTY DEED

CASSI CLARK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20140073752 DEEDWARR
Recvd: 10/01/14 10:17 2 pgs
Fees:13.00 Taxes:277.50

20141001-0090485

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/19/18

(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
Martin M. Aguilar	Same as New Owner	087-00-0 021.00
(NAME)	(NAME)	
2140 Christina Ct.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Tham Van Luu and Hoa Thi Nguyen, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Martin M. Aguilar and Maribel Del Carmen Rivera Del Aguilar, 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 more particularly described as follows:

Being a tract of land located on the Easterly margin of North New Hope Road, I2 Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and begin more particularly described as follows:

Beginning at a point in the Easterly Right-of-Way of North New Hope Road (50' R.O.W.), said point being located South 12 degrees 04 minutes 32 seconds West, 72.90' from the Terminus of the Southerly radius return from Myra Drive to North New Hope Road, said point is also the Southeasterly corner of Lot 1, Final Plat of New Hope Estates Phase One as recorded in Plat Book 9700, Page 319, R.O. D.C, TN. Thence, following the Easterly margin of North New Hope Road South 12 degrees, 04 minutes 32 seconds West, 228.33' to an iron pin, the Northeast corner of the Emily W. Jenkins property as recorded in Inst. No. 200304230054713 R.O.D.C. TN; Thence, following the Northerly boundary of said Jenkins property, North 78 degrees, 40 minutes, 35 seconds West, 289.83' to an iron pin, the Southeasterly property corner of the George E. Williams, JR. property of record in Inst. No.200209270117840 R.O.D.C., TN; Thence, following the Easterly boundary of said Williams property North 12 degrees, 04 minutes 32 seconds East, 226.17' to an iron pin located in the Southerly boundary of Lot 2 of the aforementioned New Hope Estates Phase One Subdivision; Thence, following the Southerly boundary of Lots 1 and 2 of said subdivision South 79 degrees 06 minutes 10 seconds East, 289.87 to the Point of Beginning.

There is included a 10' ingress/egress driveway easement running 10' South of and parallel to the Northerly boundary of the above described tract of record in Inst. No. 20020927117840 R.O.D.C., TN.

10' Ingress/Egress Description:

Being a 10' ingress/egress driveway easement beginning at a point in the Easterly Right-of-Way of North New Hope Road (50' ROW) said point being located South 12 degrees 04 minutes 32 seconds West, 72.90' from the terminus of the southerly radius return from Myra Drive and the Southeast corner of the New Hope Estate Subdivision Lot 1, Final Plat of New Hope

Estates Phase One as recorded in Plat Book 9700, page 319 R.O.D.C. TN and being the Northwest corner and Point of Beginning of said easement; Thence, following the Easterly margin of North New Hope Road, South 12 degrees 04 minutes 32 seconds West, 10.00' to a point being the Southwest corner of said easement; Thence, 10' and parallel to the South line of New Hope Estates Subdivision Lot 1 and 2, North 79 degrees 06 minutes 10 seconds West, 289.88' to a point in the West line of the George S. Williams JR. property of record in Inst. No. 200209270117540 R.O.D.C. TN, said point being the Northeast corner of said easement; Thence, following the West line of said Williams tract, North 12 degrees 04 minutes 32 seconds East, 10.00' to an iron pin in the South line of said New Hope Subdivision Lot 2 and being the Southeast corner of said easement; Thence, following the South line of said subdivision Lot 1 and 2, South 79 degrees 06 minutes 10 seconds East, 289.87' to the Point of Beginning.

Per Survey by Phillip Holmes Jr. RLS, Volunteer Land Surveying Services, P.O.Box 100310, Nashville, TN. dated 6/30/2008.

Being the same property conveyed to Tham Van Luu and Hoa Thi Nguyen, husband and wife by Warranty Deed dated 01/20/2009 from Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF3, Mortgage Pass-Through Certificates, Series 2006-FF3 of record in Instrument 200901270006939, Register's Office for Davidson County, Tennessee.

Right-of-Way for N. New Hope Road, as much as therein may lie.

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 6164 N. New Hope Road, Hermitage, TN 37076
(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), his 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), his 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 26th day of September, 2014.

Tham Van Luu

Hoa Thi Nguyen

State of Tennessee
County of Wilson

Personally appeared before me Tham Van Luu and Hoa Thi Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of September, 2014.

Notary Public
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