WARRANTY DEED

ED TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2014

Notary Public

MY COMMISSION EXPIRES: May 08, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and return to:
Main Street Title, Inc., 2400 Crestmoor Rd., #18, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nedelka Aguilar	Nedelka Aguilar	108-12-0-017
(NAME)	(NAME)	
3110 Elm Hill Pike, #1104	3244 Lakeford Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150000119 DEEDWARR
Recvd: 01/02/15 10:26 2 pgs
Fees:13.00 Taxes:333.00
20150102-0000170

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nicholus Callis,*** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nedelka Aguilar,** a married woman, hereinafter called the GRANTEES, their 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 Lot No. 37-A, on the Zone Lot Division of Lots 37 and 57, East Lake Subdivision, Section IV, of record in Plat Book 5200, Page 579, amending Plat Book 5800, Page 245, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nicholus Callis by Warranty Deed dated 6/23/97 from David C. Delpapa and wife Elizabeth Delpapa of record in Book 10506, Page 29, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3244 Lakeford Drive, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hands this 10th day of December, 2014.

Nicholus Callis

Barbara Callis

* AND WIFE, BARBARA CALLIS

State of Tennessee
County of Davidson

AND WIFE, BARBARA CALLIS

Personally appeared before me Nicholus Callis, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of December, 2014.

Notary Public Ed Tignor
My Commission Expires: May 08, 2018

File No.: 18854

