| Davidson County | DEEDWARR |
|---|---|
| Recvd: 03/17/15 15:38 | 2 pgs |
| Fees:13.00 Taxes:299.70 | |
| **20150317-0023024** | |

# WARRANTY DEED

RONALD GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$81,000.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Juan Manuel Aguilar, A Single Man | Juan Aguilar (NAME) | 044 05 0 226.00 |
| (NAME) 108 Rayon Drive | 108 Rayon Dr (ADDRESS) | |
| (ADDRESS) Old Hickory TN 37138 | Old Hickory TN 37138 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Eighty-One Thousand And No/100 Dollars ($81,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Byron Virula, A Single Man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Juan Manuel Aguilar, A Single Man** , 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. 221 on the Plan of Rayon City, of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan C. Clark, unmarried by Warranty Deed from Stone Ridge Properties, L.L.C., A Tennessee Limited Liability Company dated September 2, 2011 and recorded September 6, 2011 as Instrument No. 20110906-0068957, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emerald Creek Properties, A General Partnership by Warranty Deed from Susan C. Clark, unmarried dated August 2, 2013 and recorded August 5, 2013 as Instrument No. 20130805-0081385, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Byron Virula, unmarried by Warranty Deed from Emerald Creek Properties, A General Partnership dated August 7, 2013 and recorded August 15, 2013 as Instrument No. 20130815-0085767, in said Register's Office for Davidson County, Tennessee.

File Number: CLA-150723

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 108 Rayon Drive, Old Hickory, TN 37138

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, has 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 our hands this 13th day of March, 2015.

Byron Virula

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Byron Virulathe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of March, 2015.

Notary Public

My Commission Expires:

(SEAL)

RUNALD GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018

File Number: CLA-150723

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018