RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155896

**WARRANTY DEED**

Davidson County DEEDWARR
Recvd: 06/04/15 16:15 2 pgs
Fees:13.00 Taxes:453.25
**20150604-0052572**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2015.

NOTARY PUBLIC

My commission expires: 7-3-17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Maria A. Aguilar<br>310 Finley Drive<br>Nashville, TN, 37217 | owner at property address | 120130003.00 |

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Two Thousand Five Hundred and 00/100 Dollars ($122,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JERRY K. FONTAINE, SURVIVING TENANT BY THE ENTIRETY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARIA A. AGUILAR, A MARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot Number 2 on the Plan of Finley Gardens, according to the Plat thereof, recorded in Book 2083, Page 69, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to James R. Fontaine and wife, Jerry K. Fontaine, by Deed dated January 16, 2002 and recorded January 30, 2002, of record in Instrument Number 20020130-0013217, in the Register's Office of Davidson County, Tennessee. The said James R. Fontaine having since died on June 1, 2014.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of June, 2015.

Jerry K Fontaine
JERRY K. FONTAINE

STATE OF ~~TENNESSEE~~ PRD Texas
COUNTY OF ~~DAVIDSON~~ 78208 Bexar

Personally appeared before me, a Notary Public, Jerry K. Fontaine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of June, 2015.

Deborah R Daily
Notary Public

DEBORAH R. DAILY
Notary Public, State of Texas
My Commission Expires
October 10, 2016

Deborah R. Daily
Printed Notary Name

My commission expires: 10-10-15

DEBORAH R. DAILY
Notary Public, State of Texas
My Commission Expires
October 10, 2016

Certificate of Authenticity

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

Crystal Santi
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY