File BOX 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150050181 DEEDWARR
Recvd: 06/23/15 14:04 2 pgs
Fees:13.00 Taxes:444.00
20150623-0060132

W & I Ref: (DM) Title No.: 57593
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jose Fulguiro Marlen Santana 5057 W. Oak Highland Drive Antioch, TN 37013	SAME

TAX MAP PARCEL NUMBERS: 10204015700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$120,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Luisa Vilar Hough as Executrix and Luisa Vilar Hough as devisee as to a one-half interest and Luisa Vilar Hough as Trustee for the benefit of Lourdes de la Paz, Vilar, under the Last Will and Testament of Luisa Vilar,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jose Fulgueiro and Marlen Santana, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 782 on the Plan of Charlotte Park, Section 22 of record in Book 3700, pages 67 and 68, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Juan D. Vilar and wife, Luisa Vilar by Warranty Deed from Associated Brokers, Inc., a Tennessee Corporation, dated August 17, 1971 and recorded on August 25, 1971 of record in Book 4531, page 803, Register's Office for Davidson County, Tennessee. The said Juan D. Vilar and Luisa Vilar have since died, with Juan D. Vilar predeceasing Luisa Vilar. The Last Will and Testament of Luisa Vilar of record in Docket No. 15P826, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised a one-half (1/2) interest in subject property to Luisa Vilar Hough and a one-half (1/2) interest in subject property to Luisa Vilar Hough, as Trustee for Lourdes de la Paz Vilar. The Luisa Vilar Hough was appointed Executrix under said Will.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, pages 67 and 68, said Register's Office, which Plan shows a 30, foot minimum building setback line from Cougar Drive, and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot.

This is improved property, known as 6524 Cougar Drive, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of June, 2015.

Luisa Vilar Hough Executrix

Luisa Vilar Hough, Executrix of the Estate of Luisa Vilar

Luisa Vilar Hough Trustee

Luisa Vilar Hough as Trustee for the benefit of Lourdes de la Paz Vilar, under the Last Will and Testament of Luisa Vilar

Luisa Vilar Hough

Luisa Vilar Hough as devisee

State of Tennessee

County of Davidson

On this 2nd day of June, 2015, before me the undersigned authority, personally appeared Luisa Vilar Hough, Executrix of the Estate of Luisa Vilar, Luisa Vilar Hough as Trustee for the benefit of Lourdes de la Paz Vilar, under the Last Will and Testament of Luisa Vilar, and Luisa Vilar Hough as devisee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $120,000.00.

Affiant

Sworn and subscribed before me this 2nd day of June, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: