Davidson County DEEDWARR
Recvd: 06/24/15 14:04 6 pgs
Fees:32.00 Taxes:0.00
20150624-0060675

WARRANTY DEED

MAIL RECORDED DEED TO:

RUTH ELIZABETH STEIN
SERGIO GABINO AGUILAR
7020 WILD IRIS DR.
NASHVILLE, TN 37221

OWNER (SEND TAX BILLS TO):

RUTH ELIZABETH STEIN
SERGIO GABINO AGUILAR
7020 WILD IRIS DR.
NASHVILLE, TN 37221

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RUTH ELIZABETH STEIN and SERGIO GABINO AGUILAR, also known as SERGIO AGUILAR, wife and husband (herein, "Grantor"), whose address is 7020 Wild Iris Dr., Nashville, TN 37221, hereby sells, transfers and conveys to RUTH ELIZABETH STEIN and SERGIO GABINO AGUILAR, wife and husband (herein, "Grantee"), whose address is 7020 Wild Iris Dr., Nashville, TN 37221, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 7020 Wild Iris Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 13 day of June, 2015.

PIN NO: 142150E00600CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

RUTH ELIZABETH STEIN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, RUTH ELIZABETH STEIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of June, 2015

[Affix Notary Seal]

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-18-15

GRANTOR:

SERGIO GABINO AGUILAR
ALSO KNOWN AS SERGIO AGUILAR

SERGIO GABINO AGUILAR, also known as SERGIO AGUILAR

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SERGIO GABINO AGUILAR, also known as SERGIO AGUILAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of June, 2015.

[Affix Notary Seal]

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-18-15

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

GRANTOR:

RUTH ELIZABETH STEIN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, RUTH ELIZABETH STEIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of June, 2015.

[Affix Notary Seal]

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-18-15

GRANTOR:

SERGIO GABINO AGUILAR, also known as SERGIO AGUILAR, also known as SERGIO AGUILAR.

SERGIO GABINO AGUILAR, also known as SERGIO AGUILAR

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SERGIO GABINO AGUILAR, also known as SERGIO AGUILAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of June, 2015.

[Affix Notary Seal]

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-18-15

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $_____.

GRANTEE

Grantee signature _____
Ruth Elizabeth Stein

Subscribed and sworn to under oath before me, this 13th day of June, 2015.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-18-15

[Affix Notary Seal]

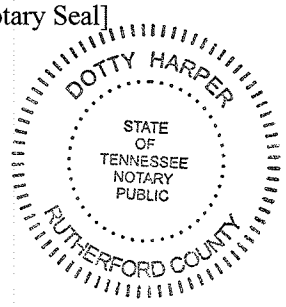


EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED REAL ESTATE:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 6, WILDFLOWER PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 444, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RUTH ELIZABETH STEIN AND SERGIO AGUILAR, WIFE AND HUSBAND BY DEED FROM ELIZABETH STEIN, N/K/A RUTH ELIZABETH STEIN AND SERGIO AGUILAR, HUSBAND AND WIFE RECORDED 01/25/2011 IN INSTRUMENT NO. 20110125-0006736, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

BEING THE SAME PROPERTY CONVEYED TO RUTH ELIZABETH STEIN AND SERGIO AGUILAR, WIFE AND HUSBAND BY DEED FROM ELIZABETH STEIN, N/K/A RUTH ELIZABETH STEIN AND SERGIO AGUILAR, HUSBAND AND WIFE RECORDED 01/25/2011 IN INSTRUMENT NO. 20110125-0006736, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PIN NO: 142150E00600CO

STREET ADDRESS:

7020 Wild Iris Drive, Nashville, TN 37221

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Roselyn Pauley, 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.

Signature

State of California

County of Los Angeles

Personally appeared before me, ~~[Name of Notary]~~ Marisela Loyola, a notary public for this county and state, ~~[name of person making certification~~ Roselyn Pauley] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 08/25/17

Notary' Seal (if on paper)

MARISELA LOYOLA
COMM. #2038717
Notary Public - California
Los Angeles County
My Comm. Expires Aug. 25, 2017