WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150065931 DEEDWARR
Recvd: 08/10/15 08:34 2 pgs
Fees: 13.00 Taxes: 307.10
20150810-0079196

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 201-

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$85,000.00~~ $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett, III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juan Manuel Aguilar	NEW OWNER	086-11-0-002
(NAME)	(NAME)	
509 Rockwood Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37176		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Bruestle, Executor of the Estate of Coleman Douglas Helme**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Manuel Aguilar and Alberto Alejandro Ayala**, 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 more particularly described as follows:

Being Lot No. 30 on the plan of Section Three, Hermitage Woods, of record in Book 5050, Page 109 and 110, Register's Office for Davidson County, Tennessee. Said Lot No. 30 fronts 66.67 feet on the southerly margin of Rockwood Drive and extends back between parallel lines 120.0 feet to a dead line in the rear.

Being the same property conveyed to Colman D. Helme by Quit Claim Deed dated 01/24/2005 from Harry W. Hubbell and wife, Brenda Hubbell of record in Instrument 200501250008763, Register's Office for Davidson County, Tennessee.

The said Coleman Douglas Helme (being one and the same as Coleman D. Helme) died on April 9,2013, with a Last Will and Testament of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 13P-722, naming said John Bruestle as Executor and grants said Executor power of sale of real estate in Section 3 thereof.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 509 Rockwood Drive, Hermitage, TN 37176
(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 our hands this 27 day of July, 2015.

JOHN BRUESTLE, EXECUTOR OF THE ESTATE
OF COLEMAN DOUGLAS HELME

John Bruestle
Executor

State of New Jersey

County of Mercer

On this 27 day of July, before me, a Notary public in and for said County and State, personally appeared John Bruestle, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument in his capacity as Executor, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: 10/27/19

ANDREA MERRICK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/27/19