BILL GARRETT, Davidson County
Trans:T20150069438 DEEDWARR
Recvd: 08/18/15 11:23 2 pgs
Fees:13.00 Taxes:513.38
20150818-0083023

15-1-228

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of August, 2015 by and between Charles D. Caputo, married, hereinafter referred to as GRANTOR, and Eduardo A. Aguirre Huaringa and Victoria Herrera Mugaburo de Aguirre, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Hermitage, County of Davidson, State of Tennessee, more particularly described as follows:

Lot Number 17 on the Plan of Greer Meadows at Cedar Creek Section Three, Phase Two of record in Instrument no. 20040407-0039587 which voids, vacates and supercedes Instrument No. 20031120-0169483, which was errouneously referred to in prior deeds of record Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Charles D. Caputo a single man, by Special Warranty Deed from HSBC Bank (USA) dated November 11, 2010 and recorded December 7, 2010 of record in Instrument No. 20101207-0097464 Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 512 Scotts Creek Trl, Hermitage, TN 37076

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Charles D. Caputo

Gina M. Caputo

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Charles D. Caputo and Gina M. Caputo to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 17th day of August, 2015.

Notary Public

My Commission Expires My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Eduardo A. Aguirre Huaringa and Victoria Herrera Mugaburo de Aguirre
694 Belgium Drive,
Hermitage, TN 37076

Send Tax Statements to:
Eduardo A. Aguirre Huaringa and Victoria Herrera Mugaburo de Aguirre
694 Belgium Drive,
Hermitage, TN 37076

Map & Parcel 075-12-0-A-187.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $138,750.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of August, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:

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Franklin, TN 37067

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