# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150096324 DEEDWARR
Recvd: 11/12/15 12:45 2 pgs
Fees:13.00 Taxes:435.59
20151112-0115001

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,728.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| **Felix A. Aponte Rosario** | NEW OWNER | 042 04 0 038.00 |
| (NAME) | (NAME) | |
| 1006 Highland Cir. | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **McMillan Investments, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Felix A. Aponte Rosario, an unmarried man,** 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 a part of the west part of Lot No. 15 on the Map of Bransford Realty Company's Amqui Subdivision, of record in Book 421, Page 38, Register's Office for Davidson County, and described according to a survey made by Z. P. Wilkinson, Surveyor, dated November 3, 1958, as follows, to-wit:

BEGINNING at an iron pipe in the southerly margin of Amqui Circle said point being 140 feet west and with the curve of Amqui Circle from the northwest corner of the property conveyed to H. C. Travis, of record in Book 1969, Page 423, Register's Office for said County; thence South 13 degrees 15 minutes West 385.5 feet to an iron pipe; thence North 82 degrees 30 minutes West 80 feet to an iron pipe; thence North 19 degrees 45 minutes West 339.8 feet to an iron pipe in the southerly margin of Amqui Circle; thence North 66 degrees 05 minutes East 115 feet to the point of beginning.

BEING the same property conveyed to McMillan Investments, LLC by Warranty Deed from Ben R. McMillan, dated June 30, 2005 and recorded July 20, 2005 in Instrument Number 20050720-0084224, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Book 421, page 38, said Register's Office.

Subject to any and all existing easements and/or restrictions of record.

unimproved ☐

This is improved ☑ property, known as 1006 Highland Cir., Madison, TN 37115
(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 my/our hands this 9th day of November, 2015.

MCMILLAN INVESTMENTS, LLC

Ben McMillan, Member

By:Ben McMillan, Member

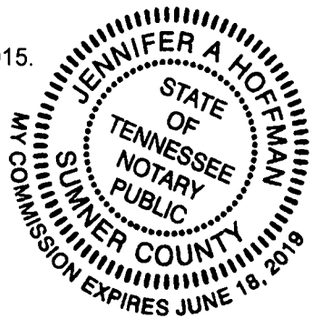
State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Ben McMillan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Member of McMillan Investments, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and seal this 9th day of November, 2015.

Jennifer A Hoffman

Notary Public
My Commission Expires: 6/18/19




File No.: 20151177

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066