This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
**2015110005**

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $249,000.00

BILL GARRETT, Davidson County
Trans:T20150096747 DEEDWARR
Recvd: 11/13/15 11:23 2 pgs
Fees:13.00 Taxes:921.30
20151113-0115467

Sworn to and subscribed before me this 11th day of November, 2015.

Affiant

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Ana M. Aguilera | | 181-01-0-A-153.00CO |
| 7336 Campton Rd | New Owner | |
| Nashville, TN 37211-8588 | | |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary K. Risden and Jeffrey A. Risden, wife and husband** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ana M. Aguilera, an unmarried woman** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Section Five, Sugar Valley, of record in Plat at Instrument No. 20001204-0118880, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary K. Risden and Jeffrey A. Risden, wife and husband by Warranty deed from Lifestyle Home Builders Inc., a Tennessee Corporation, of record in Instrument No. 20040204-0013618, Register's Office for Davidson County, Tennessee, dated January 28, 2004 and recorded on February 04, 2004. Being also known as 7336 Campton Rd., Nashville, TN 37211-8588.

This is improved property known as **7336 Campton Rd, Nashville, TN 37211-8588.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by _X___Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 11th day of November, 2015.

Mary K. Risden

Jeffrey A. Risden

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Mary K. Risden and Jeffrey A. Risden, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of November, 2015.

Notary Public

(SEAL)

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2018