WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108039 DEEDWARR
Recvd: 12/22/15 12:33 2 pgs
Fees:13.00 Taxes:222.00
20151222-0128631

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2015

Brenda R Lehman
Notary Public

MY COMMISSION EXPIRES: 3/24/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Norberto Flores Aguilar	Norberto Flores Aguilar	11911000600
(NAME)	(NAME)	
2627 Mashburn Rd.	2627 Mashburn Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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, I, **David W. Richard, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Norberto Flores Aguilar and Liliana Rodriguez, husband and wife,** 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 Lot No. 16 on the Plan of Laurel Acres, as of record in Book 2133, page 48, Register's Office for said County, described as follows:

Beginning on the westerly margin of Mashburn Road at the corner of Lot Nos. 15 and 16; thence with the line between said two lots westwardly 232 feet; thence South 3 deg 48 min West 92.8 feet to the corner of a 20 foot reserved strip; thence with the northerly margin of said strip eastwardly 180 feet to the beginning of a curve; thence around said curve with a radius of 20 feet northeastwardly 30.7 feet to the westerly margin of Mashburn Road; thence with said road northwardly 46.7 feet to the beginning.

Being the same property conveyed to David W. Richard by Special Warranty Deed from EMC Mortgage Corporation dated September 5, 2001 and recorded in Instrument No. 20011008-0109497 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 2627 Mashburn Rd., Nashville, TN 37210
(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 21st day of December, 2015.

David W. Richard

State of Tennessee
County of Williamson

Personally appeared before me David W. Richard, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of December, 2015.

Notary Public Brenda R. Lehman
My Commission Expires: 3/24/19

BRENDA R. LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 10931