WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/16 09:13 3 pgs
Fees:18.00 Taxes:1032.30
20160321-0026272

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp FEBRUARY 2, 2020
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$279,000.00.**

Affiant

Subscribed and sworn to before me this 16th day of March, 2016

Notary Public
My Commission expires: 2-22-20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James F. Eyerly III	**FirstBank**	086-04-0B-008.00CO
405 Sunset Court	**318 Seaboard Lane, Suite 205**	
Hermitage, TN 37076	**Franklin, TN 37067**	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cassidy Lynne Aragon, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James F. Eyerly III and Patricia J. Eyerly, husband and wife, as joint tenants**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Section One, Sunset Oaks, of record in Book 7900, page 600, as amended by a Surveyor's Certificate of Correction in Book 9092, page 376, and further amended in Book 9108, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cassidy Lynne Aragon and Reynaldo Manuel Aragon, wife and husband, by Warranty Deed in Instrument Number 20090806-0073850 and by Affidavits of record in Instrument Number 20090928-0089999 and 20091105-0102409, Register's Office for Davidson County, Tennessee. Said Reynaldo Manuel Aragon having since conveyed his interest to Cassidy Lynne Aragon by Quitclaim Deed dated November 27, 2012 and record in Instrument Number 20130918-0098440, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- .
- Subject to all matters as shown on the Plan of record in Plat Book 7900, Page 600, Register's Office Davidson County, Tennessee. Surveyor's Certificate of Correction of record in Book 9092, Page 376, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9082, Page 567, as amended in Instrument Number 20160209-0012575, Register's Office for Davidson County, Tennessee.
- Charter of Sunset Homeowner's Association, Inc., of record in Instrument Number 19991207-0300671, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Plat Book 7900, Page 488; Plat Book 7900, Page 808 and Book 9229, Page 165, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas elements.

This is improved property known as: **405 Sunset Court, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 16, 2016.

Cassidy Lynne Aragon by Christopher Franklin as Atty-in-fact

Cassidy Lynne Aragon by Christopher Franklin as Attorney in Fact

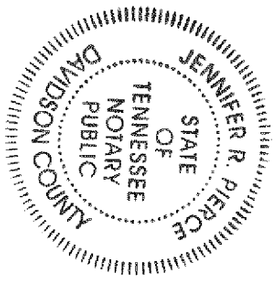
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Christopher Franklin, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Cassidy Lynne Aragon, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Cassidy Lynne Aragon, the bargainor(s), by the said Christopher Lynne Franklin, as Attorney-in-Fact.

WITNESS my hand and seal, this 16th day of March, 2016.

NOTARY PUBLIC My Commission Expires: 11-6-17



TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

