THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16026553** BILL GARRETT, Davidson County Trans: T20160027556 DEEDWARR Recvd: 04/05/16 12:00 2 pgs Fees: 13.00 Taxes: 481.00 20160405-0032516	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $130,000.00. Mario Canido Aragon Affiant Subscribed and sworn to before me, this 31st day of March, 2016. Notary Public My Commission Expires: _____ JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mario Canido Aragon 919 CURREY RD Nashville TN 37217-2706	New Owner	Tax Parcel ID No. 120-00-0-029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebecca Marie Collier, n/k/a Rebecca Marie Irish, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mario Canido Aragon and Sarah Kathleen Bullock Aragon, Husband and Wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

All that certain lot or parcel of land, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, being located in the County of Davidson and being more fully describes, to-wit:

A tract of land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Map showing Subdivision of the Ben F. Turbeville Estate, as of record in Book 547, Page 143, Register's Office for said county, being Tract No. 4 described according to a survey made by Z. J. Wilkinson, Surveyor, April 2, 1954, as follows:

Beginning on the Westerly margin of Curry Road in the Southerly margin of the property conveyed to P. Henry Wade by deed from John C. Massie and wife, of record in Book 1040, Page 277, said Register's Office, being the Northeast corner of said Tract No. 4; thence with said Wade's Southerly line South 80 degrees 38' West 291 feet to the center of Mill Creek; thence with the center of same South 4 degrees 30' East 118.5 feet to the corner of Tracts No. 3 and 4; thence with the line between said two tracts Eastwardly 338.5 feet to the Westerly margin of said Curry Road; thence with same Northwardly 116.6 feet to the beginning.

Being the same property conveyed to Rebecca Marie Collier, unmarried by Warranty Deed from Mary K. Ryan, Trustee of The John H. Rine and/or Mary L. Rine Revocable Living Trust, recorded on the 11th day of May, 2006 in Instrument No. 20060511-0055373, in the Register's Office of Davidson County, Tennessee.

Said property was never the primary martial residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BEN F. TURBEVILLE ESTATE, as recorded in Plat Book 547, Page(s) 143.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Instrument No. 20140114-0003779.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 5243, Page 25.

This is improved property located at 919 CURREY RD Nashville TN 37217-2706

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2016.

Rebecca Marie Collier
by _____, Attorney in Fact

Rebecca Marie Collier n/k/a Rebecca Marie Irish
By: Will Chapman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Rebecca Marie Collier n/k/a Rebecca Marie Irish, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of March 2016.

_____
Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2017