WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2016

Notary Public

MY COMMISSION EXPIRES : 5/8/18

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: Gustavo Serrano	**SEND TAX BILLS TO:** Gustavo Serrano	**MAP-PARCEL NUMBERS**
(NAME) 3244 Lakeford Dr.	(NAME) 3244 Lakeford Dr.	108 12 0 017.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nedelka Aguilar and husband, Egner Castro-Chavarria

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gustavo Serrano, Single

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described s follows, to-wit:
Land in Davidson County, Tennessee, being Lot No. 37-A, on the Zone Lot Division of Lots 37 and 57, East Lake Subdivision, Section IV, of record in Plat Book 5200, Page 579, amending Plat Book 5800, Page 245, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
Being the same property conveyed to Nedelka Aguilar, a married woman by Deed dated 12/10/2014 from Nicholus Callis, filed for record 01/02/2015, in Instrument No: 20150102-0000170, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3244 Lakeford Dr., Nashville, TN 37214**
(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.

Davidson County DEEDWARR
Recvd: 05/04/16 15:12 3 pgs
Fees:18.00 Taxes:407.00
20160504-0044188

Witness my/our hand(s) this **3rd day of May, 2016.**

Nedelka Aguilar

Egner Castro-Chavarria

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Nedelka Aguilar and husband, Egner Castro-Chavarria** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand at office on **3rd day of May, 2016.**

Notary Public. My Commission Expires: 5/8/18

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Emily Marcy, do hereby make oath that I am 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.

emily marcy
Signature

State of TN

County of Wilson

Personally appeared before me, Ed Tignor, a notary public for this county and state, Emily Marcy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/18
Notary' Seal (if on paper)