THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Marcella S. Aguilar
4140 Pleasant Colony Drive
Antioch, TN 37013
SEND TAX BILLS TO:
Fifth Third Mortgage Company
5050 Kingsley Drive
Cincinnati, OH 45263

WARRANTY DEED

(Map 150-14-0A, Parcel 91.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **JENNIFER WILLEMIN-ELLIS, unmarried, F/K/A JENNIFER WILLEMIN-LEWIS,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **MARCELLA S. AGUILAR, an unmarried woman,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 708, Calumet Estates, Phase Seven, according to plat and survey of same appearing of record in Plat Book 9700, page 628, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Jennifer Willeman-Lewis, unmarried, by Warranty Deed from James T. McLean, Sr., unmarried, dated May 31, 2001, of record in Instrument No. 20010605-0058739, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 9700, page 628; to Restrictive Covenants of record in Deed Book 9751, page 92, Deed Book 7766, page 664, Book 10848, page 873; to Charter of homeowner's association of record in Book 7572, page 594, Book 7682, page 564, and Book 11356, page 218, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 4140 Pleasant Colony Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor 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 as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantee.

BILL GARRETT, Davidson County
Trans:T20160048495 DEEDWARR
Recvd: 06/08/16 13:59 2 pgs
Fees:13.00 Taxes:445.85
20160608-0057987

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 6th day of June, 2016.

Jennifer Willemin-Ellis
F/K/A Jennifer Willemin-Lewis

JENNIFER WILLEMIN-ELLIS
F/K/A JENNIFER WILLEMIN-LEWIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Willemin-Ellis, F/K/A Jennifer Willemin-Lewis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of June, 2016.

Notary Public

My Commission Expires: 5-20-17

(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of June, 2016.

Notary Public

My commission expires: 5-20-17

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. 20160384