File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160050202 DEEDWARR
Recvd: 06/14/16 09:23 2 pgs
Fees:13.00 Taxes:259.00
20160614-0059993

W & I Ref: (DM) Title No.: 58414
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul B. Aponte Rosemarie Aponte 202 Bramley Place Franklin, TN 37069	NEW OWNER

TAX MAP PARCEL NUMBERS: 06001014500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$70,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dora M. Coure, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul B. Aponte and Rosemarie Aponte, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Golden Valley Estates Section One of record in Book 4175, page 142, Register's Office for said County.

Said Lot No. 131 fronts 56.0 feet on the southerly margin of Greggwood Drive adn extends back 118.61 feet on the easterly line and 120.97 feet on the westerly line to a dead line in the rear, measuring 56.08 feet thereon.

Being the same property conveyed to Dora M. Coure, unmarried by Warranty Deed from Aubrey Carl Watson and wife, Mary E. Watson, dated April 9, 1979 and recorded on April 27, 1979 of record in Book 5427, page 20, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, page 142, said Register's Office, which Plan shows a 30, foot minimum building setback line from Greggwood Drive, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. And a 5 foot easement for public utility and drainage purposes on each side line of said lot.

This is improved property, known as 3129 Greggwood Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of June, 2016.

Dora M. Coure

Dora M. Coure

State of Tennessee

County of Davidson

On this 9th day of June, 2016, before me the undersigned authority, personally appeared Dora M. Coure, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $70,000.00.

Affiant

Sworn and subscribed before me this 9th day of June, 2016.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: