WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1872

BILL GARRETT, Davidson County
Trans:T20160062786 DEEDWARR
Recvd: 07/21/16 12:01 2 pgs
Fees:13.00 Taxes:592.00
20160721-0075170

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of July, 2016.

Notary Public
My commission expires: 4-28-19

04-1606-56069

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Aaron McKenzie	SunTrust Mortgage, Inc	175-06-0-A-059.00-CO
1104 Shallowbrook Trail	1001 Semmes Ave, Rvw 5093	
Antioch TN 37013	Richmond, VA 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Virginia A. Propes, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Aaron McKenzie**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 59, on the Plan of Section One, The Preserve at Old Hickory "Cluster Lot Subdivision", of record in Instrument No. 20060824-0104545, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Virginia A. Propes and Sonny H. Propes (Sonny H. Propes having died on or about July 25, 2012), wife and husband by deed from Ole South Properties, Inc., a Tennessee Corporation, dated December 14, 2007, recorded December 18, 2007, of record in Instrument No. 20071218-0145292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1104 Shallowbrook Trail, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 13th day of July, 2016.

Virginia A. Propes

Virginia A. Propes

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Virginia A. Propes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 13th day of July, 2016.

Notary Public
State of Tennessee at Large

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires: 3/31/20