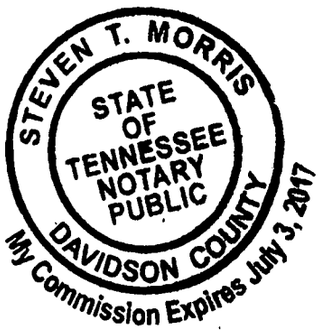
Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $85,000.00 Affiant Subscribed and sworn to before me, this the 16th day of September, 2016. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Juan Manuel Aguilar		
1204 Clarke St.	New Owners	044-05-0-004.00
Old Hickory, TN 37138-3816		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANGIE BROWN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUAN MANUEL AGUILAR**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 1 in the unrecorded Plan of H. A.Youngblood's Subdivision, described according to a map made by Cantrell, Connell & Morrison, May 1954, as follows:

BEGINNING at a point in the Southwesterly margin of Scenic Drive at the Northeast corner of the property conveyed to L. J. Woodard & wife, by deed of record in Book 1735, Page 121, Register's Office for Davidson County, Tennessee; thence with the margin of said Drive, North 47 degrees 47' West 84.8 feet to the common corner of Tracts 1 and 2; thence with the line between said lots, South 42 degrees 13' West 135 feet to the Northeasterly line of Tract 22; thence with the line between Tracts 1 and 22, South 47 degrees 47' East 63.8 feet to the line of the said Woodard property; thence with the line of said property, North 50 degrees 59' East 136.6 feet to the beginning.

Being the same property conveyed to Angie Brown, individually by Administrator's Quitclaim Deed from Melissa Brown, Administrator of the Estate of Ray Kenneth Brown, and individually, of record in Instrument No. 20041028-0129828, Register's Office for Davidson County, Tennessee, dated October 25, 2004 and recorded on October 28, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 122 Scenic View Rd, Old Hickory, TN 37138-3816.

BILL GARRETT, Davidson County
Trans:T20160082139 DEEDWARR
Recvd: 09/19/16 15:38 2 pgs
Fees:13.00 Taxes:314.50
20160919-0098556

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2016.

Angie Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angie Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2016.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017