STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 2016.

Notary Public
MY COMMISSION EXPIRES: 8/17/20
File No. G16-6334D

BILL GARRETT, Davidson County
Trans:T20160100894 DEEDWARR
Recvd: 11/15/16 14:50 2 pgs
Fees:13.00 Taxes:1024.90
20161115-0120498

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Clifton Knight (NAME)	Pinnacle Bank (NAME)	087-01-B-030.00-CO
2140 Christina Court (STREET ADDRESS)	P.O. Box 331678 Its Successors and/or Assigns, ATIMA (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Martin M. Aguilar, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clifton Knight and Newanna Knight, husband and wife,** 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:

Lot No. 30, on REVISED PLAT FOR MONTICELLO CLUSTER LOT DEVELOPMENT as shown by plan of record in Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Martin M. Aguilar, a married man from Corinthian Custom Homes, Inc., by Deed dated July 31, 2007, as Instrument No. 20070803-0092368, in the Register's Office for Davidson County, Tennessee.
Maribee Aguilar joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20060912-0112994, Instrument No. 20060927-0119791 and Instrument No. 20121212-0114617, and in any allied instrument(s) referred to in said restrictions.
2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement as recorded in Instrument No. 20040702-0078871, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2140 Christina Court, Hermitage, TN 37076.

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. Whenever 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/our hand(s) this 9th day of November, 2016.

Martin M. Aguilar — November 09, 2016 Date

Maribee Aguilar — November 09, 2016 Date

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 Martin M. Aguilar and Maribee Aguilar, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of November, 2016.

My Commission Expires: 8.17.20 Notary Public

DANIEL SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066