BILL GARRETT, Davidson County
Trans:T20170015591 DEEDWARR
Recvd: 02/22/17 10:28 2 pgs
Fees:13.00 Taxes:758.50
20170222-0017725

WARRANTY DEED

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of [illegible] 17

Notary Public

MY COMMISSION EXPIRES: 9/22/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nicole Olivia Rose	First Liberty Financial Mortgage	063 16 0B 030.00
(NAME)	(NAME)	
1672 Aaronwood Dr.	9520 Ormsby Station Rd, Ste 120	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Louisville KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Five Thousand And No/100 Dollars ($205,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Patricia Herrera and Edwin Ventura**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicole O. Rose and Aaron M. Rose, wife and husband,** 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:

BEING Lot No. 30 on the Plan of Hampton Park, a Planned Unit Development of record in Plat Book 6900, Page 405, amended in Plat Book 6900, pages 550 thru 552, corrected in Book 8110, Page 401 and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patricia Herrera and Edwin Ventura, both unmarried by Warranty Deed from David E. McMillan and Janice E. McMillan, Tenants in Entirety dated October 1, 2004 and recorded October 13, 2004 as Instrument No. 20041013-0123192, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-170423SSO

unimproved ☐

This is improved ☒ property, known as 1672 Aaronwood Dr., Old Hickory, TN 37138

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, has 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. 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 our hands this 17 day of February, 2017

Patricia Herrera

Edwin Ventura

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Patricia Herrera and Edwin Ventura, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of February, 2017.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-170423SSO