BILL GARRETT, Davidson County
Trans:T20170024237 DEEDWARR
Recvd: 03/22/17 10:28 2 pgs
Fees:13.00 Taxes:601.07

20170322-0027911

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 162,450.00

Juan Manuel Aguilar
Affiant

Subscribed and sworn to before me, this 21st day of March, 2017.

Notary Public

My commission expires: _____

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25/2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shane Wagner **Thomas E. Donaldson**	Farmington Mortgage ~~New Owner~~	**Map/Parcel: 044-05-0-004.00**
122 Scenic View Road	2002 Richard Jones Rd. #300A	
Old Hickory, TN 37138	Nashville, TN 37215	

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 HEREBY ACKNOWLEDGE, WE,

Juan Manuel Aguilar, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shane Wagner and Jessica Wagner, husband and wife and Thomas E. Donaldson and Gail J. Donaldson, 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:

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 Juan Manuel Aguilar, by Warranty Deed, from Angie Brown, unmarried, dated September 16, 2016, of record in Instrument No. 20160919-0098556, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
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 is improved property known as 122 Scenic View Road, 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 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. 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/our hand(s) this 21st day of March, 2017.

Juan Manuel Aguilar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Juan Manuel Aguilar, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2017.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **170140JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027