BILL GARRETT, Davidson County
Trans:T20170052027 DEEDWARR
Recvd: 06/19/17 10:53 2 pgs
Fees:13.00 Taxes:1209.90
20170619-0061144

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176332

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $327,000.00

Rita Bailey
Affiant

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Subscribed and sworn to before me, this the 15th day of JUNE, 2017.

M Lynn Bodden
Notary Public
My Commission Expires: 10-15-2017

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John U. Miller IV 8682 Gauphin Place Nashvillle, TN 37211	Same New Owner	173-09-0-A-456.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Aaron M. Aguilar and Cristin L. Aguilar husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John U. Miller IV, a single man,** 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 Davidson County, Tennessee, being Lot No. 395 as shown on the Plan of Lenox Village, Phase Six, of record as Instrument No. 20050112-0004530 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Aaron M. Aguilar and Cristin L. Aguilar, husband and wife by Warranty Deed from Kari A. Irons and husband Andrew T. Irons, recorded on the 18th day of April, 2012 in Instrument No. 20120418-0033121, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 8682 Gauphin Place, Nashville, TN 37211

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of JUNE, 2017.

Aaron M. Aguilar

Cristin L. Aguilar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Aaron M. Aguilar and Cristin L. Aguilar husband and wife,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15 day of JUNE, 2017.

Notary Public
My Commission expires: 4-28-19

