	State of Tennessee County of Rutherford The actual consideration or value, whichever is greater, for this transfer is **$235,000.00** Affiant Subscribed and sworn to before me, this the 10th day of August, 2017 Notary Public My commission expires: 9/25/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BEATRICE U. GATEBUKE	**NEW OWNER**	**161-10-0A-131.00 CO**
5312 Hunters Ridge		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
MICHAEL U. AGUON AND WIFE, ANA KARINA AGUON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
BEATRICE U. GATEBUKE, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 107, as shown on the map entitled Phase Two Villages of Brentwood, of record in Plat Book 6250, page 169, amended in Book 6941, Page 197 and by Surveyor's Certificate of Correction of record in Book 8484, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL U. AGUON AND WIFE, ANA KARINA AGUON, by Warranty deed from AGUSTIN ROGELIO MOSQUEDA AND WIFE, ROXANA MOSQUEDA, of record in Book 9448, Page 718, dated August 26, 1994, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 5312 Hunters Ridge, Nashville, TN 37211.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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.

BILL GARRETT, Davidson County
Trans:T20170070507 DEEDWARR
Recvd: 08/15/17 08:44 2 pgs
Fees:13.00 Taxes:869.50
20170815-0083436

Witness my/our hand(s) this 10th day of August, 2017.

MICHAEL U. AGUON

ANA KARINA AGUON

State of Tennessee)
County of Davidson)

On this 10th day of August, 2017, before me personally appeared, **MICHAEL U. AGUON AND WIFE, ANA KARINA AGUON,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY