**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **175,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF February, 2018

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Bill Garrett Davidson County
Batch# 57908 DEEDWARR
02/12/2018 01:02:18 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20180212-0013865

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sergio Gabino Aguilar | Sergio Gabino Aguilar | MAP |
| 118 Westfield Drive | 7020 Wild Iris Drive | PARCEL 128-13-0A-118.00-CO |
| Nashville, TN 37221 | Nashville, TN 37221 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Howard E. Locke, Jr. and wife, Gayle Locke**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sergio Gabino Aguilar and Ruth Elizabeth Stein, a married couple**

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit 118 of the Westfield Condominiums, (formerly The Hamlet) a horizontal property regime, pursuant to plat and record in Book 6250, Page 590 and the first revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, all in the Register's Office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Howard E. Locke, Jr. and wife, Gayle Locke by Warranty deed from Victor Luke Norman and wife, Sarah Brush-Norman of record in Instrument No. 20041230-0154592 Register's Office for Davidson County, Tennessee, dated December 22, 2004 and recorded on December 30, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **118 Westfield Drive, Nashville, TN 37221.**

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. 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 hand(s) this the 9th day of February, 2018.

Howard E. Locke Jr.
C. Ballance Jr. Attorney in fact

Howard E. Locke, Jr
By: Collin Ballance, Jr., Attorney in Fact

Gayle Locke
C. Ballance Jr. Attorney in fact

Gayle Locke
By: Collin Ballance, Jr., Attorney-in-Fact

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 **Collin Ballance, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Howard E. Locke, Jr.**, as his Attorney in Fact, as the free act and deed of the within named **Howard E. Locke, Jr.**

Witness my hand and official seal this the 9th day of February, 2018.

My Commission expires March 3, 2020

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

Notary Public

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 **Collin Ballance, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Gayle Locke**, as her Attorney in Fact, as the free act and deed of the within named **Gayle Locke**.

Witness my hand and official seal this the 9th day of February, 2018.

My Commission expires March 3, 2020

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public