Prepared by:
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Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Rachel Brown
Affiant

Subscribed and sworn to before me, this 6th day of March 2018.

Notary Public Jessica Jones
My commission expires: 3-11-2020

Bill Garrett Davidson County
Batch# 67552 DEEDWARR
03/09/2018 03:17:41 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20180309-0022762

JESSICA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF COFFEE

Address of New Owner:	Send Tax Bills to:	Tax Information
Efrain Aguilar Nava 4216 Stone Hall Boulevard Hermitage TN 37076	Efrain Aguilar Nava, 4216 Stone Hall Blvd. Hermitage, TN 37076	085 04 0A 224.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Aviance Baskin hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Efrain Aguilar Nava and wife, Elvira Pelayo Anaya hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 224 on the Final Plat of The Reserve at Stone Hall, formerly Eversong at Ravenwood, Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aviance Baskin, an unmarried man, by Warranty Deed from Meritage Homes of Tennessee, Inc. of record in Instrument No. 20140722-0065040 and dated July 18, 2014, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on the Final Plat of The Reserve at Stone Hall, formerly Eversong at Ravenwood, Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee. 3) Restrictive covenants for The Reserve at Stone Hall of record in Instrument No. 20090310-0021482, as amended in Instrument Nos. 20090407-0031921, 20090515-0044929, 20090623-0058338, 20120202-0009628, and

20120207-0011118. 4) Easement of record in Book 7292 Page 968. 5) Easements of record in Instrument Nos. 20120730-0089806, 200320328-0040734, 20060801-0093487, 20100720-0056497, and 20101720-005652.

This property is improved property known as 4216 Stone Hall Boulevard, Hermitage, Tennessee 37076

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 5th day of March, 2018.

Aviance Baskin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aviance Baskin, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of March, 2018.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10456