WARRANTY DEED

Return to:
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

Bill Garrett Davidson County
Batch# 87441 DEEDWARR
05/02/2018 10:56:32 AM 2 pgs
Fees: $13.00 Taxes: $773.30

20180502-0041642

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0308

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Erick Aguilar	Fifth Third Mortgage Co.	#13614014500
(NAME) 521 Bluewater Drive	(NAME) 5001 Kingsley Dr. MD 1MOB2X	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Nine Thousand And No/100 Dollars ($209,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DUTTON B. KEARNEY AND WIFE, JANE C. KEARNEY,

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

ERICK AGUILAR, AN UNMARRIED 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. 93 on the Plat of Revised Castlegate, Section 2A, of record in Plat Book 5200, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Dutton B. Kearney and wife, Jane C. Kearney by deed from Wen Yuar Hua and wife, Cheng Mei Hua, of record in Instrument 20050808-0093430, dated July 21, 2005, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 4649, Page 295, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 10, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 521 Bluewater Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 30 day of April, 2018.

Dutton B. Kearney

Jane C. Kearney

STATE OF MICHIGAN
COUNTY OF Hillsdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dutton B. Kearney and wife, Jane C. Kearney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hillsdale, Michigan, this 30 day of April, 2018.

My Commission Expires:

Notary Public

SAMANTHA WARD
Notary Public - State of Michigan
County of Hillsdale
My Commission Expires May 3, 2023
Acting in the County of