Karen Y Johnson Davidson County
Batch# 139123 DEEDWARR
09/11/2018 10:11:10 AM 3 pgs
Fees: $18.00 Taxes: $656.75
20180911-0089855

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sergio Gabino Aguilar
8205 Coley Davis Rd
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
N/A

MAP	**141-06**
GROUP	**B**
PARCEL	**07.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jana G. Crawford, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sergio Gabino Aguilar and Ruth Elizabeth Stein, husband and wife**, 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 Unit No. 107 on the Plan of Poplar Ridge Condominiums, a Horizontal Property Regime, created under Title 66, Sec 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 11322, page 931, as amended in Book 11662, page 988, Book 11662, page 993, Instrument No. 20000211-0014075 and Instrument No. 20000609-0057726, Register's Office, Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed Reference is hereby made to the plat of Poplar Ridge Condominiums, of record in Book 9700, page 829, to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jana G. Crawford, by Quitclaim Deed dated June 6, 2013 from Jana Gallemore nka Jana G. Crawford, of record in Instrument no. 20130708-0070154, Register's Office for Davidson County, Tennessee; having been the same property conveyed to Jana Gallemore by deed dated May 21, 2007, of record in Inst No. 20070524-0062066, as corrected by Scrivener's Affidavit of record in Inst No. 20070725-0088333 said Register's Office.

*The above-mentioned property is not nor has it ever been the principal residence of Jana G. Crawford.

This is property known as **8205 Coley Davis Rd, Nashville, Tennessee 37221.**

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2018 and subsequent years.

This is **improved** property known as **8205 Coley Davis Rd, Nashville, Tennessee 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 GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

WITNESS my hand this the **7th** day of **September, 2018.**

Jana G. Crawford
by Mary Joe Hartz as attorney in fact

Jana G. Crawford, by Mary Joe Hartz, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Joe Hartz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Jana G. Crawford**, the bargainor, and as Attorney in Fact **she** executed the within Warranty Deed by signing the name of **Jana G. Crawford** as her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of September, 2018.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/2021

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $177,500.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

#18-9280