Karen Y Johnson Davidson County
Batch# 149748 DEEDWARR
10/08/2018 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $795.13
20181008-0099460

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/22/19
(AFFIX SEAL)

KAREN R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-091193

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amanda A Buchanan	Quicken Loans	
(NAME) 509 Rockwood Drive	(NAME) 1050 Woodward Ave.	086-11-0-002.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fourteen Thousand Nine Hundred And No/100 Dollars ($214,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JUAN MANUEL AGUILAR, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMANDA A BUCHANAN, A SINGLE WOMAN, 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. 30 on the Plan of Hermitage Woods, Section Three of record in Plat Book 5050, Page (s) 109 and 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 30 fronts 66.67 feet on the Southerly margin of Rockwood Drive and extends back between parallel lines 120.0 feet to a dead line in the rear.

Being the same property conveyed to Juan Manuel Aguilar and Alberto Alejandro Ayala by Warranty Deed from John Bruestle, Executor of the Estate of Coleman Douglas Helme of record in Instrument No. 20150810-0079196 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on August 10, 2015.

Said Coleman Douglas Helme died Testate 4/9/2013. His Estate is being Probated in The Chancery Court of Davidson County, Tennessee, Docket No. 13P722

Being the same property conveyed to Juan Manuel Aguilar by Quit Claim Deed from Alberto Alejandro Ayala of record in Instrument No. 20160826-0089634 Register's Office for Davidson County, Tennessee, dated August 24, 2016 and recorded on August 26, 2016.

unimproved ☐
This is improved ☒ property, known as 509 Rockwood Drive, Hermitage, TN 37076
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Juan Manuel Aguilar, unmarried this 5 day of October, 2018

Juan Manuel Aguilar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 5th day of October, 2018, before me personally appeared Juan Manuel Aguilar, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of October, 2018.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

LAURA PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Huntsman

Signature

State of Tennessee

County of Macon

Personally appeared before me, Kayla Anderson, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kayla R. Anderson

Notary's signature

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

My Commission Expires: 11-20-18