WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158662 **DEEDWARR**
11/13/2018 02:50:27 PM 2 pgs
Fees: $13.00 Taxes: $786.25

20181113-0111830

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-5-21 (AFFIX SEAL)

J-BR-18-2132

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Juan Manuel Aguilar	**New Owner**	
(NAME)	(NAME)	**095-14-0-093.00**
2132 Elm Hill Pk.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASHLEY SMITH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUAN MANUEL AGUILAR, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the Plan of Elm Hill Acres, Section 1 of record in Plat Book 2331, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley Smith, married by Warranty deed from Mermen Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160328-0028395 Register's Office for Davidson County, Tennessee, dated March 25, 2016 and recorded on March 28, 2016.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 67, Register's Office for Davidson County, Tennessee.
- Water Main of record in Book 2450, Page 247, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2442, Page 464, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2132 Elm Hill Pk., Nashville, Tennessee 37210**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 9th DAY OF NOVEMBER, 2018.

Ashley Smith by John Gleaves, Attorney-In-Fact

Erik Smith by John Gleaves, Attorney-In-Fact
**Erik Smith joins in this conveyance to convey any marital interest he may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ASHLEY SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said ASHLEY SMITH.

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

Notary Public
My Commission Expires: 7-5-21
(SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIK SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIK SMITH.

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

Notary Public
My Commission Expires: 7-5-21
(SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212