Karen Y Johnson Davidson County
Batch# 162243 DEEDWARR
11/19/2018 11:11:40 AM 4 pgs
Fees: $23.00 Taxes: $721.50
20181119-0113598

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Israel Knife and Jaimie Knife, Husband and wife, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Emmaliz D Aguilar and Felix A. Aguilar-Paredes, wife and husband, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45, Rainbow Terrace, Section V, as shown on plat of record in Book 2133, Page 72, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

This is the same property designated as Map 043, Gr. 015, Parcel 038.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Israel Knife and Jaimie Knife, husband and wife, by Special Warranty Deed filed of record July 23, 2015 at Instrument No. 20150723-0072192 and Scrivener's Affidavit at Instrument No. 20150820-0083829, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:*** **subject to plan of record in Book 2133, page 72 and subject to restrictions of record in Book 2201, page 631 and Book 2092, page 568, all in the Register's Office for Davidson County, Tennessee.** Also subject to any and all easements and encroachments apparent from an inspection of the property and the 2019 property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 26th day of October, 2018.

Israel Knife

NA

Jaimie Knife

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

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TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:*** **subject to plan of record in Book 2133, page 72 and subject to restrictions of record in Book 2201, page 631 and Book 2092, page 568, all in the Register's Office for Davidson County, Tennessee.** Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2019** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 26th day of October, 2018.

Israel Knife

Jaimie Knife

State of MASSACHUSETTS
County of SUFFOLK

On this the 26th day of October, 2018, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Israel Knife, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that executed the same as free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission Expires: 11/19/2021

Notary Public

JOSEF PORTELEKI NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES NOVEMBER 19, 2021

State of
County of ☑

On this the 26th Day of October, 2018 , before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared ~~Jaimie Knife~~, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as HER free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission Expires:

Notary Public ☑

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $195,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

ISRAEL KNIFE

Affiant

SWORN TO AND SUBSCRIBED before me, this the 26th day of October, 2018.

My Commission Expires: 11/19/2021

Notary Public

JOSEF PORTELEKI Justice of the Peace COMMONWEALTH OF MASSACHUSETTS My Commission Expires November 19, 2021

MAIL TAX BILLS AND DEED TO:
New owner

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Emmaliz D Aguilar
200 Randy Rd.
Madison, TN 37115

File No.: 189320

* Mail tax bills + deed to:
232 Bennington St., Apt 2
Boston, MA
02128

State of MA
County of Suffolk

On this the 26th day of October, 2018, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Israel Knife, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that executed the same as free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Notary Public

My Commission Expires: _____

State of Massachusetts
County of ☑ Suffolk

On this the 26th Day of October, 2018, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Jaimie Knife, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as HER free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission Expires: 7/4/2019

Notary Public ☑

CAROLINA O. MONNEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires July 4, 2019

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $195,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jaimie L. Knife
Affiant

SWORN TO AND SUBSCRIBED before me, this the 26th day of October, 2018.

My Commission Expires: 7/4/19

Notary Public

CAROLINA O. MONNEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires July 4, 2019

~~* MAIL TAX BILLS AND DEED TO:~~

~~* NEW PROPERTY OWNER AND PROPERTY ADDRESS~~