PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Karen Johnson Davidson County
Batch# 184957 DEEDWARR
01/17/2019 11:09:05 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20190117-0005002

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2019.

Notary Public

My commission expires: 3-2-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rachelle Vann	**Acopia, LLC**	**Map 136-13-0 Parcel 020.00**
543 Rural Hill Road	**306 Northcreek Blvd, Ste 100**	
Nashville, TN 37217	**Goodlettsville, TN 37072**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Juan Manuel Aguilar Duenas, a married man

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

Rachelle Vann, an unmarried 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. 56 on the Plan of Edge-O-Lake Estates, Section Four, of record in Plat Book 3600, Pages 87 and 88, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Miguel Batres by Special Warranty Deed dated July 22, 2010 from US Bank National Association, as Trustee for the holders of MASTR Asset Backed Securities Trust 2006-AB1, by its duly authorized attorney in fact Wells Fargo Bank, N.A., of record in Instrument No. 20100805-0061612, and further conveyed to Ashley Kimberly Batres Leiva, a single woman by Quitclaim Deed dated November 29, 2010 from Miguel Batres, a single man, of record in Instrument No. 20101201-0095313, and further conveyed to Juan Manuel Aguilar Duenas by Quitclaim Deed dated March 3, 2018 from Ashley Kimberly Batres Leiva, a single woman, of record in Instrument No. 20180726-0073163, Register's Office for Davidson County, Tennessee.

Milagro M. Batres, spouse of the above named Juan Manuel Aguilar Duenas, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This instrument is being executed on behalf of Juan Manuel Aguilar Duenas, pursuant to Power of Attorney executed by same on the 20th day of December, 2018, of record in Instrument No. 20190117-0005000, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Milagro M. Batres, pursuant to Power of Attorney executed by same on the 21st day of December, 2018, of record in Instrument No. 20190117-0005001, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 3600, Pages 87 and 88, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 3836, Page 23, Register's Office for Davidson County, Tennessee. (Note: Said Restrictions are not applicable to portions thereof that have already expired.) (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **543 Rural Hill Road, Nashville, TN 37217**

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 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 my/our hand(s) this **15th** day of **January, 2019**.

Juan Manuel Aguilar Duenas by Anna Agee, Attorney in Fact
Juan Manuel Aguilar Duenas by Anna Agee, Attorney-in-Fact

Milagro M. Batres by Anna Agee, attorney in Fact
Milagro M. Batres by Anna Agee, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **15th** day of **January, 2019,** personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Anna Agee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact of **Juan Manuel Aguilar Duenas,** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Juan Manuel Aguilar Duenas**, for the purposes therein contained, by signing the name of **Juan Manuel Aguilar Duenas,** by herself as Attorney-in-Fact.

Witness my hand and official seat at Nashville, Tennessee this **15th** day of **January, 2019.**

Notary Public

My Commission Expires: 9-22-19

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **15th** day of **January, 2019,** personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Anna Agee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact of **Milagro M. Batres,** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Milagro M. Batres**, for the purposes therein contained, by signing the name of **Milagro M. Batres,** by herself as Attorney-in-Fact.

Witness my hand and official seat at Nashville, Tennessee this **15th** day of **January, 2019.**

Notary Public

My Commission Expires: 9-22-19

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019