# WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

File # 13974

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Fermin Morales Maraver | | 15001000500 |
| (NAME) | (NAME) LAURIE | |
| 2700 Priest Lake Drive | 3221 Motorfain Rd. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Murfreesboro, TN. 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 235032 **DEEDWARR**
05/28/2019 10:12:07 AM 2 pgs
Fees: $13.00 Taxes: $588.30

20190528-0049929

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Leslie Amanda Aguila and Sergio Aguila,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fermin Morales Maraver and wife Betty A. Guerra,** 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 274, Edge O Lake, Section one, as shown on plat of record in book 3600, Page 43, in the register's Office, Davidson county, tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leslie Amanda Aguila and husband Sergio Aguila, by deed of record in Instrument No. 20130311-0024149 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2700 Priest Lake Drive, Nashville, TN 37217
(House Number) (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.

Witness my/our hands this 23rd day of May, 2019.

Leslie Amanda Aguila

Sergio Aguila

State of Tennessee
County of Davidson

Personally appeared before me Leslie Amanda Aguila and Sergio Aguila, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of May, 2019.

Notary Public
My Commission Expires:

File No.: 13974

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020