Karen Johnson Davidson County
Batch# 253914 DEEDWARR
07/09/2019 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20190709-0066488

WARRANTY DEED

Sondra Brown
State of Tennessee Notary Public
Davidson County

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/3/2020
(AFFIX SEAL)

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

File No.: HTF19-060900

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brigido Castillo Jimenez and Rosalva Arellano Garcia	UWM, a division of United Shore Financial Services LLC	
(NAME) 2132 Elm Hill Pike	(NAME) PO Box 986	095-14-0-093.00
(ADDRESS) Nashville, TN 37210	(ADDRESS) Newark, NJ 07184-0986	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-Five Thousand And No/100 Dollars ($355,000.00), 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 BRIGIDO CASTILLO JIMENEZ AND ROSALVA ARELLANO GARCIA, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, 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. 6 on the Plan of Elm Hill Acres, Section No. 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.

Being the same property conveyed to Juan Manuel Aguilar, unmarried by Warranty deed from Ashley Smith married of record in Instrument No. 20181113-0111830 Register's Office for Davidson County, Tennessee, dated November 09, 2018 and recorded on November 13, 2018.

unimproved ☐
This is improved ☒ property, known as 2132 Elm Hill Pike, Nashville, TN 37210
(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 July, 2019.

Juan Manuel Aguilar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 5th day of July, 2019, 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 July, 2019.

Notary Public

My Commission Expires: 7/9/22

(SEAL)

LISA A. WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

