THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 261562 DEEDWARR
07/24/2019 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190724-0072640

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

MARIA ~~DEL~~ PILAR AGUINAGA, as Trustee,
Affiant

Subscribed and sworn to before me,
this 23rd day of July, 2019.

LISA D. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Notary Public
My Commission Expires: 5-3-2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Maria del Pilar Aguinaga, Trustee of the Maria del Pilar Aguinaga Revocable Trust u/a dated July 23, 2019 1319 Burton Valley Road Nashville, TN 37215	Maria del Pilar Aguinaga, Trustee of the Maria del Pilar Aguinaga Revocable Trust u/a dated July 23, 2019 1319 Burton Valley Road Nashville, TN 37215	131-48 15 16DA 30708

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **MARIA DEL PILAR AGUINAGA,** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **MARIA DEL PILAR AGUINAGA, as Trustee of the MARIA DEL PILAR AGUINAGA REVOCABLE TRUST under agreement dated July 23, 2019**, its successors and assigns (the "Grantee"), my entire undivided interest in certain real property located in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 28 on the plan of Harpeth Acres, Section Seven, of record in Book 2331, page 154, Register's Office for said County.

Said Lot No. 28 fronts 214.8 feet on the southwesterly margin of Burton Valley Road and extends back 264.5 feet on the northwesterly line and 181.4 feet on the southeasterly line to a dead line in the rear, measuring 239.3 feet thereon.

Being the same property conveyed to Manuel S. Valenzuela and Maria del Pilar Aguinaga, husband and wife, by Warranty Deed dated July 31, 1985 and recorded in Book 6620, pages 132-34, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 29, 2000 and recorded as Instrument Number 20001212-0122340 in the Register's Office for Davidson County, Tennessee, Manuel Valenzuela transferred his entire interest in such property to Maria del Pilar Aguinaga.

This is improved property known as 1319 Burton Valley Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 23rd day of July, 2019.

María del Pilar Aguinaga
MARIA del PILAR AGUINAGA

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARIA del PILAR AGUINAGA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 23rd day of July, 2019.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Lisa D Hill
Notary Public

My Commission Expires: 5-3-2021

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make oath that I am a licensed attorney and/or 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.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

