WARRANTY DEED

Karen Johnson Davidson County
Batch# 273704 DEEDWARR
08/20/2019 09:17:21 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20190820-0083253

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF AUGUST, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY /~~RETURN TO:~~
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1140LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Juan A Pineiro-Riveron and Soe Planas-Medina	~~Same~~ Hamilton Group Funding	
266 Bell Rd	1551 Sawgrass Corporate Pkwy	149 04 0 019.00
Nashville, TN 37217	Sunrise, FL 33323	#300

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

LEOPOLDO FRANCISCO AGUIRRE, MARRIED

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

JUAN A PINEIRO-RIVERON , AN UNMARRIED MAN, SOE PLANAS-MEDINA, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT 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:

Being Lot Number 201, on the plan of Edge-O-Lake Estates, Section 2, of record in Plat Book 3600, Page 72, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. to Leopoldo Francisco Aguirre, Married as recorded on the 2nd day of November, 2012 in Instrument No. 20121102-0101250; Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee to Secretary of Housing and Urban Development, Washington, D.C. as recorded on the 25th day of July, 2012 in Instrument No. 20120725-0065330, corrected in Instrument No. 20120914-0083439 and Warranty Deed from Verda Rossnagel and Bryan Rossnagel to Mike Zimmer and Johann Zimmer as recorded on the 27th day of June, 2005 in Instrument No. 20050627-0073574, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EDGE-O-LAKE ESTATES, SECTION 2, as recorded in Plat Book 3600, Page(s) 72.

This is improved property known as 266 Bell Rd, 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 in 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 hand on the 16th day of August, 2019.

Leopoldo Francisco Aguirre

Ana Cecilia Aguirre, as spouse of the grantor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Leopoldo Francisco Aguirre and Ana Cecilia Aguirre, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of August, 2019.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020