

Karen Johnson Davidson County
Batch# 317793 DEEDWARR
11/20/2019 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $738.93
20191120-0119886

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $199,711.00

Affiant

Subscribed and sworn to before me, this 18 day of November, 2019.

Notary Public

My commission expires: 11-03-2020

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Luis Aguilar-Portillo	**FIRST NATIONAL BANK OF AMERICA**	**05014012700**
3216 Spears Road	**241 EAST SAGINAW STREET**	
Nashville, TN 37207	**EAST LANSING, MI 48823**	

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 ACKNOWLEDGE, WE,

Ben McClendon and wife, Mary K. McClendon

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

Luis Aguilar-Portillo, an unmarried man

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. 349 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, Page 5, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ben McClendon and wife, Mary K. McClendon, by Warranty Deed from William Davidson Hailey and wife, Judith Hailey, dated August 3, 1973, of record in Book 4734, page 406, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Rights or claims of parties in possession not shown in the public records.

Any Lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished. imposed by law and not shown by the public records.

Easement, liens or encumbrances or claims thereof, which are not shown by the public records.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered hereunder.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3216 Spears Road, Nashville, TN 37207.

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 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.

Ben M McClendon by D McClendon AIF Date: 11/18/19
Ben McClendon by Darryl McClendon, attorney in fact

Mary K McClendon by D McClendon AIF Date: 11/18/19
Mary K. McClendon by Darryl McClendon, attorney in fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **DARRYL MCCLENDON** to me known to be the person who executed the foregoing instrument on behalf of **BEN MCCLENDON AND MARY K MCCLENDON** as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **BEN MCCLENDON AND MARY K MCCLENDON.**

Witness my hand and official seal this 18 day of November, 2019.

Notary Public
My Commission Expires: 12-1-20

ANGELA CRAWFORD NOTARY PUBLIC RUTHERFORD COUNTY TENNESSEE

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

