Karen Johnson Davidson County
Batch# 327545 DEEDWARR
12/10/2019 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20191210-0127410

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2309

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of December, 2019

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Norberto Flores Aguilar 200 Bartlett Drive, Ste 106 El Paso, TX 79912	NEW OWNER	033-08-0-068.00

WARRANTY DEED

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, I/WE,

Josh Terry, Trustee The 150 Hardaway Drive Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Norberto Flores Aguilar

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. 307, on the plan of Gatewood Section 2, as shown in Book 3700, Page 144, Register's Office of Davidson County, Tennessee. Said Lot fronts 75 feet on the southeasterly side of Hardaway Drive, and extends back 227 feet on the northeasterly line and 244.8 feet on the southwesterly line to a dead line and measures 102.40 feet thereon.

Being the same property conveyed to Larry E. Staton and wife, Christine Staton by Warranty Deed from Jones Homes, Inc., dated August 14, 1970 and recorded August 17, 1970 in Book 4439, Page 20, and re-recorded in Book 4441, Page 769, Register's Office of Davidson County, Tennessee. (Value or consideration $18,100.00).

Being the same property conveyed to Donald Wayne Staton, Phillip Larry Staton, Penny Mae Hughes, and Tammy Gail Ward, as tenants in common by Quitclaim deed from Christine Staton of record in Instrument No. 20060801-0092987 Register's Office for Davidson County, Tennessee, dated July 24, 2006 and recorded on August 1, 2006 and re-recorded August 8, 2006 in Instrument No. 20060808-0096973. (Value of consideration shown in aforementioned deed $zero.) Being also known as 150 Hardaway Drive Goodlettsville, Tennessee 37072

The said Tammy Gail Ward having since died on January 23, 2018, Testate, leaving her husband Barry Ward and their sons B.J. Ward, Danny Ward and Steven Ward surviving as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Numbers 20191206-0126059, and 20191206-0126060, Register's Office for Davidson County, Tennessee.

Being further conveyed to B.J. Ward, Danny Ward and Steven Ward by Quitclaim Deed from Barry Ward recorded simultaneously herewith on 12-6-2019, in Instrument Number 20191206-0126061, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Josh Terry, Trustee of the 150 Hardaway Dr Trust by Warranty Deed from Donald Wayne Staton, Phillip Larry Staton, Penny Mae Hughes and B.J. Ward, Danny Ward and Steven Ward, Heirs at Law of Tammy Gail Ward recorded on December 10, 2019 in Instrument Number 20191206-0126062, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **150 Hardaway Drive, Goodlettsville, TN 37072.**

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of December, 2019.

The 150 Hardaway Drive Trust

By: _____
Josh Terry, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Josh Terry, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 150 Hardaway Dr Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of December, 2019

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

_____
Notary Public

My Commission Expires: 12/15/21

(Notary Seal)

True Copy Certification

I, **Jennifer L. Pennell**, 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 Dickson

Personally appeared before me, **Rebecca D. Pierce**, a notary public for this county and state, **Jennifer L. Pennell** 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: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020