Bck 34

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/02 11:23 2pgs
Fees:13.00 Taxes:431.05

20020705-0081054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES:. 4-27-05

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 3702

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pastor Navarro | Right Mortgage Company | 148-01-0/090.00 |
| (NAME) | (NAME) | |
| 3716 Hillbrook Drive | 106-B West Hill Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Lebanon, TN 37087 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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,

**David Rodriguez and wife, Maria Munoz Ma Del Refugio, as tenants by the entirety ( a ½ undivided interest) and Henry R. Allison, III, limited Guardian of the Estate of Janet Gutierrez (a ½ undivided interest)**

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

**Paul de la Cruz and Pastor Navarro**

, 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 No. 5 on the Plan of Hillbrook Section 2, as of record in Book 3300, page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to David Rodiguez and wife, Maria Munoz Ma Del Refugie, a ½ undivided interest and Henry R. Allison, III, Limited Guardian of the Estate of Janet Gutierrez an undivided ½ interest by deed from Jeff W. Johnson and wife Una R. Johnson, dated May 19, 1998 and filed for record in Book 10945, page 814, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants contained in instrument of record in book 3277, page 482, as amended in Book 3286, page 375 and Book 3308, page 431, Register's Office for Davidson County, Tennessee.
Subject to any and all matters as shown on the plan of record in Plat Book 3300, page 12, Register's Office for Davidson County, Tennessee.
The current years taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 3716 Hillbrook Drive, Nashville, TN 37211

(House Number) (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.

D.M.R.
M.M.G.

Witness my/our hand(s) this 28th day of June, 2002.

Henry R. Allison, III Limited Guardian of the Estate of Janet Gutierrez

David Rodriguez

Maria Munzo Ma Del Refugio

STATE OF TENNESSEE

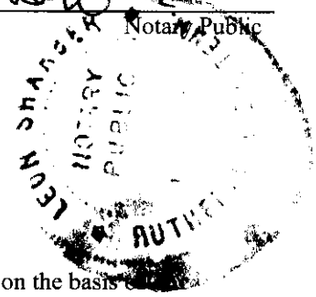
COUNTY OF DAVIDSON

On 6/28/2002, before me personally appeared David Rodiguez and wife, Maria Munoz Ma Del Regugio to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of June, 2002.

Commission expires: 1-18-05

Notary Public



STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 6/28/2002, before me personally appeared Henry R. Allison, III to me known (or proved to me on the basis of satisfactory evidence) to be the Limited Guardian of the Estate of Janet Guierrez and who as such limited Guardian of the Estate of Janet Gutierrez executed the foregoing instrument as such limited Guardian, and who acknowledged the execution of the same to be his free act and deed on behalf to Janet Gutierrez.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of June, 2002.

Commission expires: 1-18-05

Notary Public

