WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/04 15:57 2pgs
Fees:13.00 Taxes:55.50

20040727-0089840

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angel Gutierrez	Owner	**164-00-0 144.00**
(NAME)	(NAME)	
12422 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(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, **Lynda Collins-Lewis, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angel Gutierrez**, 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:

A tract of land in the second civil district of Davidson County, Tennessee, and described according to the survey made by John D. McCormick, surveyor, dated November 15, 1975, and revised December 26, 1975, and April 22, 1977, as follows:

Beginning at an Iron pin situated in the northerly margin of Old Hickory Boulevard at its intersection with Maxwell Road; thence leaving said margin of Old Hickory Boulevard, north 3 degrees, 45 feet east 195.5 feet to an iron pin; thence south 87 degrees 11 feet east and partially with an established fence line, 431.7 feet to an iron pin situated in the northerly margin of Old Hickory Boulevard; thence with said margin south 69 degrees 00 feet west 475.7 feet to the point of beginning, being .96 acres more or less

The previous deed describes the property as triangular in shape and being 1.92 acres. The Tax Office describes the property as .96 acres, based upon the dimensions .96 appears to be correct.

Being the same property conveyed to **Lynda Collins, unmarried** by deed of record in Book 7070, Page 237, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **12422 Old Hickory Boulevard, Antioch, TN 37013**

(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.

Witness **my/our hand(s)** this **26th day of July, 2004**.

Lynda Collins-Lewis

Lynda Collins-Lewis

State of Tennessee

County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Lynda Collins the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 26th day of July, 2004.

Commission expires: 01/25/2006

Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.