Recvd: 07/31/06 11:30 2 pgs
Fees:13.00 Taxes:436.60

20060731-0092209

File No. 260701299

WARRANTY DEED

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosanna McVoy	Rosanna McVoy	086-16-0-071.00
(NAME) 4289 Valley Grove Drive	(NAME) Same 4289 Valley Grove Dr.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage ,TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Miguel A. Gutierrez, and Wife, Sandra Judith Gutierrez**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosanna McVoy and Neil McVoy, Married**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 81, Section 5, on the plan of Valley Grove, of record in Plat Book 5200, Page 582, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more a complete description.

Being the same property conveyed to Miguel A. Gutierrez and wife, Sandra Judith Gutierrez by Warranty Deed dated July 31, 2001 of record in Instrument 200108060084222, Register's Office for Davidson County, Tennessee.

All matters shown on the plan of record in Plat Book 5200, Page 582; all in the Register's Office for Davidson County, Tennessee.

Restrictive Covenants as of record in Book 6112, Page 277, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4289 Valley Grove Drive, Hermitage, TN 37076
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 21st day of July, 2006.

Miguel A. Gutierrez

Sandra Judith Gutierrez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Miguel A. Gutierrez, and Wife, Sandra Judith Gutierrez the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of July, 2006.

Commission expires: Aug. 20, 2007

Notary Public

CHRISTOPHER JACKSON Notary Public Large RUTHERFORD COUNTY, TN

File Number: 260701299

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027