WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/07 15:17 2 pgs
Fees:13.00 Taxes:516.15

20070503-0053390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

M.U. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of April, 2007.

Notary Public

MY COMMISSION EXPIRES: 4-22-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Froilan Gutierrez	Old Hickory Credit Union	
(NAME)	(NAME)	
709 Howse Avenue	P. O. Box 431	05206002600
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070861

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, **I, Barton W. McDonald**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Froilan Gutierrez and wife, Diana Garcia**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 709 Howse Avenue, Madison, TN 37115

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of April, 2007.

Barton W. McDonald

Barton W. McDonald

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Sumner

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

Witness my hand and official seal this 30th day of April, 2007.

Commission expires:

DON K. HEAD, JR. STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires May 11, 2010

Notary Public

EXHIBIT A

Being Lot No. 3 on the plan of Pickett Heights, Section 1, as of record in Book 2331, page 37, Register's Office for said County.

Said Lot No. 3 fronts 130 feet on the easterly side of Howse Avenue, and extends back 281.9 feet on the northerly line and 299 feet on the southerly line to a dead line, measuring 141.1 feet thereon.

BEING all of the same property conveyed to James T. McDonald and wife, Barton W. McDonald as tenants in common by Quitclaim Deed from F. Spiller Campbell, Jr., Trustee, dated January 28, 1970 of record in Book 4478, Page 833, Register's Office for Davidson County, Tennessee. James T. McDonald having died on or about August 24, 1988 leaving Barton W. McDonald as sole heir to his estate. Barton W. McDonald and James T. McDonald were married at the time of his death.