Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

LYNDA KAYE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2007

Notary Public
My commission expires: 1/23/2010

15-0703-151026

Address of New Owner:	Send Tax Bills to:	Tax Information
Jose Gutierrez 2414 N. 16th Street Nashville TN 37206	NEW Owner	072-14-0-160.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ben A. Cudnik a/k/a Benedict A. Cudnik, sole heir at law of The Estate of Mark A. Cudnik, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jose Gutierrez, unmarried and Briselda Soto, unmarried, hereinafter called the Grantees, their successors 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. 19, on the Plan of G A Pickup's Addition, of record in Plat Book 974, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark A. Cudnik by deed from Metropolitan Development and Housing Agency, dated June 21, 1999, recorded June 23, 1999, of record in Book 11540, Page 137, Register's Office for Davidson County, Tennessee. The said Mark A. Cudnik having died on Novemeber 13, 2006.
See Affidavit of heirship 20070529-0062994
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2414 N. 16th Street, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 05/29/07 08:45 2 pgs
Fees:13.00 Taxes:432.90
20070529-0062997

WITNESS my hand this 21 day of May, 2007.

Ben A Cudnik a/k/a Benedict A. Cudnik,
Sole heir at law of The Estate of Mark
A. Cudnik, deceased

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ben A. Cudnik a/k/a Benedict A. Cudnik, sole heir at law of The Estate of Mark A. Cudnik, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Sun Lakes, AZ, this 21 day of May, 2007.

Notary Public

My Commission expires
April 25 2009

ASHLEY MONTEZ
Notary Public - Arizona
Maricopa County
My Commission Expires
April 25, 2009