WARRANTY DEED

After Recording Return to:
Bridgehouse Title
342 Cool Springs Blvd. Ste 202
Franklin, TN 37067
File #7116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,943.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES 01-16-2008

(AFFIX SEAL)

SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jose Ochoa-Gutierrez	**Southeast Financial Federal Credit Union**	11908000400
(NAME)	(NAME)	
404 Wimpole Drive	**444 James Robertson Pwy.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37219**	
(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, Charles E. Hale Jr. and wife, Hermalee W. Hale, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Ochoa-Gutierrez and Alejandra Gutierrez-Casimiro, husband and wife, 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. 174 on the Plan of Glencliff Estates, Sec. 7, as of record in Book 2331, Page 73, Register's Office for said County.

Said Lot No. 174 fronts 94 feet on the northerly side of Wimpole Drive and extends back between parallel lines 217 feet to a deadline.

Being the same property conveyed to Charles E. Hale Jr. and wife, Hermalee W. Hale, by Warranty Deed dated June 14, 1999 from Laura Elam Zarth (formerly Laura Elam Brown and one in the same as Laura E. Zarth), by and through her lawful attorney-in-fact of record in Book 11528, Page 664, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 10/02/07 13:52 2 pgs
Fees:13.00 Taxes:499.29
20071002-0117429

unimproved ☐

This is improved ☒ property, known as 404 Wimpole Drive, Nshville, 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.

Witness our hands this 28 day of September, 2007.

Charles E. Hale Jr.

Hermalee W. Hale

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 Charles E. Hale Jr. and Hermalee W. Hale, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of September, 2007.

Commission expires: 11/14/09

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC