WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/05/08 09:36 2 pgs
Fees:13.00 Taxes:554.63

20080205-0011844

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/24/10

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAPHNE D. BARNES COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos E. Gutierrez	Carlos E. Gutierrez	14909023500
(NAME)	(NAME)	
2353 Rader Ridge Drive	2353 Rader Ridge Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20080179

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **We, Lucky Experts a/k/a The Lucky Experts**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Carlos E. Gutierrez, a single person**, hereinafter called the GRANTEE, **his/her** heirs 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 152, as shown on the map entitled Pebble-Trail, Section 2, of record in Plat Book 6050, page 413, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING all of the same property conveyed to The Lucky Experts by Trustee's Deed dated October 17, 2007 from Billy Glass, Co-Trustee of record in Instrument No. 20071107-0131328, Register's Office for Davidson County, Tennessee.

Restrictions

This conveyance is made subject to all terms and matters as shown on the aforementioned plat of record and to restrictions of record in Book 8176, Page 296, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2353 Rader Ridge Drive, 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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his/her 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 1st day of February, 2008.

Lucky Experts

By:

Teresa Bamford, Partner

By:

Robin Wheeler, Partner

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally apperared Teresa Bamford and Robin Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of Lucky Experts, the within named bargainors, a partnership, and that they, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and official seal this 1st day of February, 2008.

Commission expires: 3/24/09

Melissa D. Rogers

Notary Public

