(1)

File No. 280600281

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/08 13:41 2 pg
Fees:13.00 Taxes:281.20
20080702-0068489

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 10-12-08

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY JACKSON WELCH, JR

Return to:

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sergio R. Gutierrez	Access National Mortgage, Inc.	108-3-A-24
(NAME) 946 Patio Drive	(NAME) 1800 Robert Fulton Dr.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Reston, VA 20191	
(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, I, **Maria A. Seanez, an unmarried woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Sergio R. Gutierrez, a single man, and Armando Espinoza and wife, Melina Espinoza,** 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:

BEING Lot No. 15, Unit 24, in a Horizontal Property Regime, as shown on the Condominiums site plan of Phase 2, Section 3, Patio Villa Subdivision of record in Plat Book 5200, page 495, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Maria A. Seanez, an unmarried woman by Warranty Deed dated January 27, 2005 from Cameron J. Venable Dean and Husband, Steven Dean of record in Instrument No. 20050201-0011752, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable. (2) Subject to all matters as set forth per Plat Book 5200, Page 495, Register's Office of said County. (3) Easement as shown of record in Deed Book 9850, Page 294, Register's Office for said County. (4) By-Laws of record in Deed Book 7266, Page 827, Register's Office for said County. (5) Restrictive Covenants of record in Deed Book 5970, Page 829, Book 6014, page 978, and Book 6406, page 799, Register's Office of said County.

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 946 Patio Drive, Nashville, TN 37214
(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 27th day of June, 2008.

Maria A. Seanez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Maria A. Seanez who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 27th day of June, 2008.

Commission expires: 10-12-08

Notary Public

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 280600281

RETURN TO:

Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064