BILL GARRETT, Davidson County
Trans:T20090075392 DEEDWARR
Recvd: 11/04/09 14:35 2 pgs
Fees:13.00 Taxes:447.70
20091104-0102087

THIS INSTRUMENT PREPARED BY:
**Horizon Land Title, Inc.**
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**
Courtney Powers
798 Fitzpatrick Road
Nashville, TN 37214

**MORTGAGEE**
Magna Bank
6525 Quail Hollow, Suite 300
Memphis, TN 38120

**SEND TAX BILLS**
Mortgagee

**MAP-PARCEL:**
MAP 096-16-0
PARCEL 163.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **L. Jasmin Gutierrez and Gloria Gutierrez, Joint Tenants with Right of Survivorship,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Courtney Powers, an unmarried woman,** 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. 269, on the Plan of Section Three, Larchwood, of record in Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**BEING the same property conveyed to L. Jasmin Gutierrez and Gloria Gutierrez, both unmarried, Joint Tenants with Right of Survivorship, dated April 30, 2002 and filed of record in Instrument No. 20020502-0053970, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6076, Page 69; Amendment to the Restrictive Covenants of record in Book 6122, Page 482; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee.**

**This is the same description as in previous deed of record.**

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **798 Fitzpatrick Road Nashville, TN 37214.**

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 27th day of October, 2009.

L. Jasmin Gutierrez

Gloria Gutierrez

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named L. Jasmin Gutierrez and Gloria Gutierrez, the bargainor(s) 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 this 27th day of October, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $121,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 1-2-12

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY