WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAURA NEUTZLING	New Owner	MAP 118-10 PARCEL 64
(NAME)	(NAME)	
3407 SPRINGBROOK DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(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, I, **LORI-ANN COPLEY, NOW BEING LORI ANN COPLEY GUTIERREZ, MARRIED, BY AND THROUGH PATRICIA STRAUS, ATTORNEY IN FACT,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA NEUTZLING**, HEREINAFTER CALLED THE GRANTEE, 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 No. 11 on the Plan of Pleasant Valley, of record in Book 1424, page 63, Register's Office for Davidson County, Tennessee., to which plan reference is hereby made.

Said Lot No. 11 fronts 61.5 feet on the westerly margin of Springbrook Drive and extends back 196.8 feet on the northeasterly line and 154 feet on the southerly line to a dead line in the rear measuring 129.6 feet thereon.

Being the same property conveyed to Lori-Ann Copley by deed of record in Instrument No. 20050509-0052310,Register's Office for Davidson County, Tennessee; the said Lori-Ann Copley having since married now being Lori-Ann Copley Gutierrez.

Patricia Straus executes this instrument as Attorney in Fact for Lori-Ann Copley pursuant to Limited Power of Attorney of record in Instrument No. 20091117010 5880 Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantor.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 3407 SPRINGBROOK DRIVE, NASHVILLE, TN 37204
(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.

BILL GARRETT, Davidson County
Trans:T20090078231 DEEDWARR
Recvd: 11/17/09 13:56 2 pgs
Fees:13.00 Taxes:854.70
20091117-0105881

Witness my hand this 13th day of November, 2009.

Lori-Ann Copley Gutierrez
LORI-ANN COPLEY GUTIERREZ

BY:
PATRICIA STRAUS, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, PATRICA STRAUS, within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for LORI-ANN COPLEY GUTIERREZ and is authorized by LORI-ANN COPLEY GUTIERREZ to execute this instrument in her behalf.

Witness my hand and official seal this 13th day of November, 2009

Commission expires: 12-21-2011

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212