Davidson County DEEDWARR Recvd: 05/06/11 15:13 2 pgs Fees:13.00 Taxes:314.50 **20110506-0035169**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00 Affiant Subscribed and sworn to before me, this 29th DAY OF April, 2011. Notary Public MY COMMISSION EXPIRES: 8/19/14 (AFFIX SEAL)

WARRANTY DEED

G-BR-11-182

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alberto Gutierrez	Bank of America, NA	
182 Tusculum Road	840 Crescent Centre Dr, Ste. 460	
Antioch, TN 37013	Franklin TN 37067	16202000700
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we VERA KATHERINE CRAFTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALBERTO GUTIERREZ, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* an unmarried person

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 7, PLAN OF COLEWOOD ACRES, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3700, PAGE 59, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM MICHAEL L. GOINS AND RHONDA C. GOINS, HUSBAND AND WIFE TO PAUL CRAFTON AND VERA K. CRAFTON, HUSBAND AND WIFE AS RECORDED ON THE 18TH DAY OF JUNE, 1990 IN BOOK 8132, PAGE 839; QUITCLAIM DEED FROM PAUL CRAFTON TO VERA K. CRAFTON AS RECORDED ON THE 28TH DAY OF JANUARY, 1994 IN BOOK 9232, PAGE 401 AND QUITCLAIM DEED FROM PAUL CRAFTON, SR. TO VERA KATHERINE CRAFTON AS RECORDED ON THE 27TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040827-0103818, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 3700, PAGE 59; RESTRICTIONS OF RECORD IN BOOK 4003, PAGE 11 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 182 Tusculum Road, Antioch, Tennessee 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(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 hand(s) this 29th day of April, 2011.

Vera Katherine Crafton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vera Katherine Crafton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2011.

Notary Public

My Commission Expires: 10·16·11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY