This Instrument Was Prepared By:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return To:



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $285,000.00.

Hillary Torrence
Affiant

Subscribed and sworn before me this the 31st day of May, 2011.

Notary Public
My commission expires: 7.25.2012

Davidson County DEEDWARR
Recvd: 06/01/11 15:14 2 pgs
Fees:13.00 Taxes:1054.50
20110601-0041861

WARRANTY DEED

Address of New Owner:
Billy Wayne Gatlin, Jr.
8936 Macauley Lane
Nolensville, TN 37135

Send Tax Bill to:
Wells Fargo Bank, N. A.
PO Box 100515
Florence, SC 29502-0515

Tax Information:
186-4A-62CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIELLE L. HOLGUIN AND RAUL F. HOLGUIN, WIFE AND HUSBAND**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BILLY WAYNE GATLIN, JR., MARRIED**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 172 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certification of Correction in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Danielle L. Holguin and Raul F. Holguin wife and husband, by Warranty Deed from Justin Toson and wife, Amy Toson, dated July 3, 2008, of record in Instrument No. 20090413-0032803, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8936 Macauley Lane, Nolensville, TN 37135.

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 heirs, successors and/or assigns, forever. Grantors covenant with Grantee that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his successors, 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 hand this the 31st day of May, 2011.

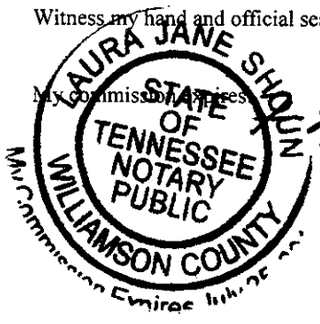
Danielle L. Holguin

Raul F. Holguin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Danielle L. Holguin and Raul F. Holguin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2011.



My commission expires: 7.25.2012

Notary Public

I, the undersigned, 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.

Brooke Smith

Brooke Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Brooke Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9-9-14

Dee Files Kennedy

Notary Public

