BILL GARRETT, Davidson County
Trans:T20110082640 DEEDWARR
Recvd: 12/30/11 09:14 2 pgs
Fees:13.00 Taxes:444.00
20111230-0102159

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 14th day of December, 2011.

Notary Public

My commission expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maria Guerrero Arteaga **Angel L Guerrero**	**Fifth Third Mortgage Company**	**03308002100**
411 Gates Rd	**5001 Kingsley Dr. MD: 1MOCBQ**	
Goodlettsville, TN 37072	**Cincinnati, OH 45227**	
		FILE #: ST10386

FOR AND IN 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 ACKNOWLEDGE, WE,

Gerald E Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maria Guerrero Arteaga, married and Angel L Guerrero, married

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 63 ON THE PLAN OF GATEWOOD, SECTION I, AS OF RECORD IN BOOK 3300, PAGE 47-52, INCLUSIVE, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN SPECIFIC REFERENCE IS MADE HEREIN FOR A MORE COMPLETE LEGAL DESCRIPTION OF METES AND BOUNDS.

BEING THE SAME PROPERTY CONVEYED TO GERALD E. SMITH, UNMARRIED BY CASH DEED FOR TENNESSEE FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED 07/14/10 AND RECORDED ON 07/20/10 IN INSTRUMENT NO 20100720-0056586, SAID REGISTER'S OFFICE FOR SAID COUNTY.

FURTHER BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT BY TRUSTEE'S DEED FROM SHELLIE WALLACE, AS SUCCESSOR TRUSTEE DATED 01/06/10 AND RECORDED ON 03/04/10 IN INSTRUMENT NO. 20100304-0016793, SAID REGISTER'S OFFICE FOR SAID COUNTY.

FURTHER ALSO BEING THE SAME PROPERTY CONVEYED TO DERRICK LAMONT GLEAVES, UNMARRIED BY WARRANTY DEED FROM GERALD D. WAGGENER AND MAHALIS WAGGENER, HUSBAND AND WIFE, DATED 05/19/05 AND RECORDED ON 05/26/05 IN INSTRUMENT NO. 20050526-0059547, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 3300, Page 47-52, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 411 Gates Rd, Goodlettsville, TN 37072.

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 in 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 my/our hand(s) this 14th day of December, 2011.

Gerald E Smith

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public of said County and State, Gerald E Smith , the within named Grantors, 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, at office, this 14th day of December, 2011.

Notary Public

My Commission Expires: 8-20-14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014