WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-05-15

(AFFIX SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob L. Guerrero	USAA FSB	098130B02400
(NAME)	(NAME)	
5004 Vineyard Point	10750 McDERMOTT FREEWAY	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	SAN ANTONIO, TX 78288	
(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, WE, **DAVID L. GORDON AND LATONYA M. GORDON HUSBAND AND WIFE,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB L. GUERRERO AND TARA M. GUERRERO, HUSBAND AND WIFE,** 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 24, NEWPORT, as shown on plat of record in Plat Book 9700, Page 568, 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 to David L. Gordon and wife, Latonya M. Gordon by Warranty Deed from Landmark Homes of Tennessee, Inc., recorded on the 24th day of April, 2000 in Instrument No. 200004240040193, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 5004 Vineyard Point, Hermitage, TN 37076

(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:T20120067647 DEEDWARR
Recvd: 09/10/12 11:03 2 pgs
Fees:13.00 Taxes:702.63
20120910-0081739

Witness our hands this 28th day of August, 2012.

× David L. Gordon
David L. Gordon

× Latonya M. Gordon by David L. Gordon Her Attorney in Fact
Latonya M. Gordon
By: David L. Gordon, her attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of August, 2012, before me personally appeared David L. Gordon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Latonya M. Gordon pursuant to a Specific Power of Attorney dated 8/27/2012 and filed of record in Instrument No. 20120910-0081738, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Latonya M. Gordon as her attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

After Recording Return to:
Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet TN 37122
615-773-0520