This Instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of April, 2014.

Notary Public
My commission expires: 7-24-17

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Welch 1521 Lincoya Bay Drive Nashville, TN 37214	New Owner	109-05-0-D-006.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Monica E. Gutierrez,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Brian Welch,** hereinafter called the Grantee, his successors 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 Unit No. 1521 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the First Supplementary Declaration of Covenants of record in Instrument No. 20041028-0129585, said Register's Office, for a more complete identification and description of said Units.

Being the same property conveyed to Monica E. Gutierrez, an unmarried woman, from 70 South Associates, LLC a Tennessee limited liability company, by Warranty Deed dated May 2, 2006, of record in Instrument

BILL GARRETT, Davidson County
Trans:T20140027445 DEEDWARR
Recvd: 04/22/14 14:53 2 pgs
Fees:13.00 Taxes:492.10
20140422-0033859

No. 20060508-0053337, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1521 Lincoya Bay Drive, Nashville, Tennessee 37214.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16 day of April, 2014.

Monica Gutierrez
E.

STATE OF California
COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Monica E Gutierrez, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within ~~instrument for the purposes~~ therein contained.

Witness my hand in Chino, CA (city/state), this 16 day of April, 2014.

Notary Public

My Commission expires: 1-2-17

LISA ANDERSON
COMM. #1999958
Notary Public - California
SAN BERNARDINO COUNTY
My Comm. Exp. Jan. 2, 2017