Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20140069914 DEEDWARR
Recvd: 09/18/14 10:58 2 pgs
Fees:13.00 Taxes:410.70
20140918-0085701

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $111,000.00

Affiant

Subscribed and sworn to before me, this 16th day of September, 2014.

Notary Public
My commission expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

04-1407-55180

Address of New Owner:	Send Tax Bills to:	Tax Information
Zenaido Ambrosio Gutierrez	SWBC Mortgage Corp.	149-11-0-A-
1417 Rice Hill Circle	9311 San Pedro, Suite 100	059.00CO
Antioch TN 37013	San Antonio, TX 78216	

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, Earnestine Gardner, fka Earnestine James, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Zenaido Ambrosio Gutierrez, a married man, hereinafter called the Grantee, their 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 Lot No. 59, on the Plan of Phase 3, Rice Hill, of record in Book 6900, Page 292, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Earnestine James, unmarried by deed from Larry L. Smith and wife, Margie Collier-Smith, dated October 29, 1999, recorded November 4, 1999, of record in Book 11732, Page 483, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1417 Rice Hill Circle, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 16th day of September, 2014.

Earnestine Gardner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Smyrna, TN, this 16th day of September, 2014.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

