WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $196,000.00

Affiant

Subscribed and sworn to me on December 11, 2015.

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Roberto Gutierrez 4908 Illinois Avenue Nashville, TN 37209	new owner	091-11-0-066.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alden Horton, III, d/b/a Horton Properties Partnership, a Sole Proprietorship, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Roberto D. Gutierrez, unmarried hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 813 and the Westerly One-half of Lot No. 811 of Block 133 on the Map of Plan No. 1, West Nashville, of record in Book 57, Page 74 and 75, Register's Office for said County.

Said lot and part of lot adjoin and front together 375 feet on the Northerly side of Illinois Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Alden Horton, III, d/b/a Horton Properties Partnership, by Warranty Deed from Lenore Rosenblatt, a single woman, on February 23, 2015 of record in Instrument No. 20150225-0016295, said Register's Office.

This is improved property known as 4908 Illinois Avenue, Nashville, TN 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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:T20150107614 DEEDWARR
Recvd: 12/21/15 14:30 2 pgs
Fees:13.00 Taxes:725.20

20151221-0128123

WITNESS our hands on December 11th, 2015.

Alden Horton, III, d/b/a Horton Properties Partnership, a Sole Proprietorship

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On December 11th, 2015, before me personally appeared Alden Horton, III, d/b/a Horton Properties Partnership, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of December, 2015

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY