BILL GARRETT, Davidson County
Trans:T20160020555 DEEDWARR
Recvd: 03/14/16 11:23 4 pgs
Fees:23.00 Taxes:421.80
20160314-0023912

ELEANOR VERDUGO GUITERREZ REVOCABLE TRUST

TO: WARRANTY DEED

MEGAN E. WARTNER

THIS WARRANTY DEED OF REALTY, executed as of the 9 day of March, 2016, by Grantor, **NADINE GUTIERREZ PETTY and DENALONOR GUTIERREZ BUSTAMANTE, CO-TRUSTEES OF THE ELEANOR VERDUGO GUITERREZ REVOCABLE TRUST**, to Grantee, **MEGAN E. WARTNER**, a single woman, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to her, and to her heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:
>
> Being Unit No. 8, known as Lewis Court, Madison, Davidson County, Tennessee, 37115, and a part of Oakland Trace Condominiums - Phase III, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7506, Page 623, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed, Reference is hereby made to the Plat of Oakland Trace-Phase III as shown of record in Book 7506, Page 640, said Register's Office, for a more complete and accurate description of said Unit.
>
> Being the same property conveyed to Trustees of the Eleanor Verdugo Gutierrez Revocable Trust by Warranty Deed dated October 25, 2006, and filed for record on October 26, 2006 in Instrument No. 20061026-0133154, Register's Office for Robertson County, Tennessee.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2016 taxes which are prorated and Grantees assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record in Book 7506, Page 640; (2) will forever warrant and

defend the title unto Grantee and to her heirs and assigns against all lawful claims; subject, however, to restrictive covenants of record in Book 7850, Page 637 as amended in Instrument #2001062900069331, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

ELEANOR VERDUGO GUTIERREZ REVOCABLE TRUST

By: _____
Nadine Gutierrez Petty, Co-Trustee
Grantor

STATE OF CALIFORNIA :
:
COUNTY OF El Dorado :

Before me, the undersigned, a Notary Public in and for the State and County ~~aforesaid,~~ El Dorado personally appeared Nadine Gutierrez Petty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee of the Eleanor Verdugo Guiterrez Revocable Trust, the within named bargainor, a Trust, and that she as such Co-Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by herself as Co-Trustee.

Witness my hand and seal at office this the 9 day of March, 2016.

My Commission Expires:
12-18-2018

_____
Notary Public

AMANDA AUSTIN
COMM. # 2093905
NOTARY PUBLIC-CALIFORNIA
PLACER COUNTY
MY COMM. EXP. DEC. 18, 2018

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

ELEANOR VERDUGO GUTIERREZ REVOCABLE TRUST

By: Denalonor Gutierrez Bustamante

Denalonor Gutierrez Bustamante, Co-Trustee

Grantor

STATE OF CALIFORNIA :
:
COUNTY OF San Bernardino :

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Denalonor Gutierrez Bustamante, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee of the Eleanor Verdugo Guiterrez Revocable Trust, the within named bargainor, a Trust, and that she as such Co-Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by herself as Co-Trustee.

Witness my hand and seal at office this the 10th day of March, 2016.

My Commission Expires:
May 1st 2018

Notary Public

GABRIELLA PLUMB
Commission # 2063119
Notary Public - California
San Bernardino County
My Comm. Expires May 1, 2018

Property Owners Name
and Mailing Address:

Megan E. Wartner

819 Lewis Court #8
Madison, TN, 37115

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
819 Lewis Court #8
Madison, TN, 37115

Map and Parcel No.
051-10-0E-008.00 CO

STATE OF TENNESSEE,
Williamson COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $114,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale

Affiant

Subscribed and sworn to before me this the 17 day of March, 2016.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

This instrument Prepared by:
Christina M. Bartee
BATSON NOLAN, PLC
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Springfield, Tennessee 37172
(615) 382-4420