WARRANTY DEED

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $68,000.00.

Alfredo Lopez Gutierrez
Affiant

Subscribed and sworn to before me this 22nd day of July, 2016

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

Davidson County DEEDWARR
Recvd: 07/25/16 08:28 2 pgs
Fees:13.00 Taxes:251.60
20160725-0076012

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Alfredo Lopez Gutierrez	Same	14900004900
1000 Thompson Place, Apt 62		
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Linda G. King, Executrix, of the Estate of Johnny W. Marshall,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alfredo Lopez Gutierrez, a single man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND IN THE 31ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN W. BURKE, JR., REGISTERED LAND SURVEYOR, TENN. NO. 87, DATED NOVEMBER 23, 1968, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHLY MOST CORNER OF A TRACT OF LAND CONVEYED TO JOHN S. MARSHAL AND WIFE, HELEN CREECH MARSHALL BY DEED FROM H.B. JENKINS AND WIFE, SYLVIA M. JENKINS, AS OF RECORD IN BOOK 2601, PAGE 364, REGISTER'S OFFICE FOR SAID COUNTY; THENCE IN A SOUTHERLY DIRECTION AND ALONG THE SAME EASTERLY LINE AS IN THE ABOVE CONVEYANCE 148.0 FEET TO A POINT; THENCE SOUTH 5 DEGREES 6 MINUTES EAST 167.6 FEET TO A POINT THENCE NORTH 12 DEGREES 15 MINUTES EAST 411.0 FEET TO A POINT; THENCE NORTH 79 DEGREES 25 MINUTES WEST 391.5 FEET TO A POINT IN THE BARRETT'S LINE; THENCE ALONG A FENCE, ALSO BARRETT'S LINE SOUTH 79 DEGREES WEST 250.0 FEET TO A POINT; THENCE ALONG MARSHALL'S NORTHERLY LINE SOUTH 79 DEGREES 15 MINUTES EAST 262.6 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION ALSO MARSHALL'S LINE 140.0 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION ALSO MARSHALL'S LINE 49.5 FEET TO THE POINT OF BEGINNING, CONTAINING 2.1 ACRES MORE OR LESS.

Being part of the same property conveyed to Johnny W. Marshall from Alfred Wayne Marshall and wife, Pamela Marshall by Quitclaim Deed on May 14, 1997, of record in Book 10455, Page 575, Register's Office for Davidson County, Tennessee. The said Johnny W. Marshall having since died leaving the property to his Devisees of his Last Will and Testament of record in Case No. 15P-1306, Probate Court for Davidson County, Tennessee, and Order of Admitting the Will to Probate appoints Linda G. King as Executrix. The Last Will and Testament grants the power to Linda G. King, Executrix, to treat the said real property as personalty and be administered as part of the Probate Estate.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.

This is improved property known as: **1155 Rural Hill Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 22, 2016.

The Estate of Johnny W. Marshall

BY: Linda G. King, Executrix
Linda G. King, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Linda G. King,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 22, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.