WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160088730 DEEDWARR
Recvd: 10/07/16 14:28 2 pgs
Fees: 13.00 Taxes: 340.40
20161007-0106514

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lucian Owens	Lucian Owens	060 01 0 155.00
(NAME)	(NAME)	
3155 Ewingwood Dr.	3155 Ewingwood Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maria Del Rosario Gutierrez and husband, and Jose Javier,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lucian Owens,** hereinafter called the GRANTEES, their heirs 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. 121 on the Plat of Golden Valley Estates, Section 1, of record in Plat Book 4175, page 142, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maria Del Rosario Gutierrez by way of Warranty Deed from The Secretary of Housing and Urban Development, of Washington, D.C., dated 5/29/2013, and recorded 5/30/2013, in BK/PG 201305300054409 in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3155 Ewingwood Dr., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hands this 9th day of September, 2016.

Maria Del Rosario Gutierrez

Jose Javier

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be of Maria Del Rosario Gutierrez and Jose Javier and that she as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as

WITNESS my hand and seal this 9th day of September, 2016.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14407

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

UPON RECORDING, RETURN TO:
Legacy Title and Escrow, LLC
320 Robert Rose Dr. Murfreesboro, TN
37129