please Return To:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TENNESSEE

WARRANTY DEED

EMILY BURRUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2020

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C.B.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION ~~OR VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS ~~$115,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 24TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Averie Alese Greene	Acopia Home Loans	108030A02400CO
(NAME)	(NAME) 1321 Murfreesboro Pike	
946 Patio Drive	Ste. 200	
(ADDRESS)	(ADDRESS) Nashville, TN 37217	
Nashville, TN 37214		
(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, We, **Sergio R. Gutierrez, a married man and Armando Espinoza and Melina Espinoza, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Averie Alese Greene, unmarried,** 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:

Being Lot No. 15, Unit 24, in a Horizontal Property Regime, as shown on the Condominiums site plan of Phase 2, Section 3, Patio Villa Subdivision of record in Plat Book 5200, Page 495, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sergio R. Gutierrez, a single man, Armando Espinoza and wife, Melina Espinoza by deed dated June 27, 2008 from Maria A. Seanez, an unmarried woman of record in Instrument No. 20080702-0068489, Register's Office for Davidson County, Tennessee. Thereafter Sergio R. Gutierrez, a married man, who acquired title as single and Armando Espinoza and Melina Espinoza, husband and wife conveyed said property to Sergio R. Gutierrez, as a married man and Armando Espinoza and Melina Espinoza, husband and wife by deed dated April 1, 2015 of record in Instrument No. 20150420-0034952, Register's Office for Davidson County, Tennessee.

Ana Reyes joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property by virtue of her marriage to **Sergio R. Gutierrez.**

unimproved ☐

This is improved ☑ property, known as 946 Patio Drive, Nashville, TN 37214
(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.

BILL GARRETT, Davidson County
Trans:T20170017341 DEEDWARR
Recvd: 02/28/17 13:11 2 pgs
Fees:13.00 Taxes:425.50
20170228-0019832

Witness my/our hands this 24th day of February, 2017.

Sergio R. Gutierrez

Ana Reyes

Armando Espinoza

Melina Espinoza

State of Tennessee
County of Davidson

On this 24th day of February, 2017, before me, the undersigned, of State and County aforesaid, personally appeared **Sergio R. Gutierrez and Ana Reyes** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

WITNESS my hand and seal this 24th day of February, 2017.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee

County of Davidson

On this 24th day of February, 2017, before me, the undersigned, of State and County aforesaid, personally appeared **Armando Espinoza and Melina Espinoza** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

WITNESS my hand and seal this 24th day of February, 2017.

Notary Public I. Dyke Tatum

My Commission Expires: May 8, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 17-Greene-946