**THIS INSTRUMENT PREPARED BY:**
*Haynes, Freeman & Bracey, PLC.*
*Gregg S. Treadway*
*P. O. Box 527*
*140 North Main Street*
*Goodlettsville, Tennessee 37070*

BILL GARRETT, Davidson County
Trans:T20170022128 DEEDWARR
Recvd: 03/15/17 11:55 2 pgs
Fees:13.00 Taxes:647.50
20170315-0025382

GREGG S. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of March, 2017

NOTARY PUBLIC

My Commission Expires: 6/15/19

# WARRANTY DEED

| Address New Owners | Send Tax Bills To: | Map-Parcel |
|---|---|---|
| **Dario B. Gutierrez**<br>**220 Randy Road**<br>**Madison, TN 37115** | **SAME** | **052-02-0-228.00** |

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Five Thousand and 00/100 ($175,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA FAY SULLIVAN, NKA BARBARA FAY SULLIVAN CUTSHAW**, have this day bargained and sold, and do hereby transfer and convey her respective interests unto the said **DARIO B. GUTIERREZ, A SINGLE MAN**, the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Land in Davidson County, Tennessee, being Lot(s) 40, as shown on the map entitled Rainbow Terrace, Section V, of record in Plat Book 2133, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to BARBARA FAY SULLIVAN ( NKA BARBARA FAY SULLIVAN CUTSHAW), by deed from HENRY G. CISNEROS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., of record in Book 9186, page 22, dated December 8, 1993, said Register's Office.**

**This is improved property known as *220 Randy Road, Madison, TN 37115***

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns, forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and

Whenever 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 hand this 10th day of March, 2017, the bargaining party, having caused my name to be signed hereto on said day and date.

Barbara Sullivan Cutshaw

**BARBARA FAY SULLIVAN CUTSHAW**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA FAY SULLIVAN CUTSHAW,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, TN this the 10th day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 6/15/19

GREGG S. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM