(1)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,700.00

Deborah Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2017

Connie L Timbs
Notary Public

MY COMMISSION EXPIRES: 2-4-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edgar Martinez Maria G. Martinez	Highlands Residential Mortgage, Ltd.	15010011200
(NAME)	(NAME)	
3285 Luann Dr.	12001 N. Central Expressway, Ste. 750	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75243	
(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, **Armando Gutierrez and wife, and Dolores Zamarripa,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edgar Martinez, a married man and Maria G. Martinez, a single woman, as joint tenants with right of survivorship,** 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. 40 on the Plan of Roundwood Forest Section One of record in Plat Book 6200 page 221 as corrected by Surveyor certificate of Correction of record in Plat Book 6667 page 900 Register's Office for Davidson County, TN to which plat reference is herby made for a more complete description.

Being the same property conveyed to Armando Gutierrez, by deed of record in Instrument 20130816-0086279, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Dolores Zamarripa joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 3285 Luann Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170023771 DEEDWARR
Recvd: 03/21/17 09:43 2 pgs
Fees:13.00 Taxes:646.39
20170321-0027283

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 20th day of March, 2017.

Armando Gutierrez

Dolores Zamarripa

State of Tennessee
County of Davidson

Personally appeared before me Armando Gutierrez and Dolores Zamarripa, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of March, 2017.

Notary Public
My Commission Expires:

File No.: 11642

KASEY KELCHNER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 12-20-2020