WARRANTY DEED

Bill Garrett Davidson County
Batch# 19696 DEEDWARR
10/31/2017 11:06:30 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20171031-0111466

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00.

Affiant

Subscribed and sworn to me on 10/30/17.

NOTARY PUBLIC
My Commission Expires: 9-25-19

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cesar M. Guardado 757 MAY DRIVE Madison, TN 37115	Owner at property address	043-02-0-101.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Daniel Rodriguez and Anabel Gonzalez, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Cesar M. Guardado, a married man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Farview, Section III, as of record in Book 3700, Page 113, Register's Office for said County.
>
> Said Lot fronts 93 feet on the Southerly side of May Drive and runs back 195.6 feet on the Easterly line and 151.9 feet on the Westerly line, to a dead line in the rear on which is measures 74.1 feet.
>
> Being the same property conveyed to Daniel Rodriguez and Anabel Gonzalez, husband and wife as joint tenants with right of survivorship by Special Warranty Deed from Household Financial Center, Inc., recorded on the 9th day of August, 2010 in Instrument No. 20100809-0062475, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 757 MAY DRIVE, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on 10/30/17.

Daniel Rodriguez

Anabel Gonzalez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/30/17, before me personally appeared Daniel Rodriguez and Anabel Gonzalez, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 10/30/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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 Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019