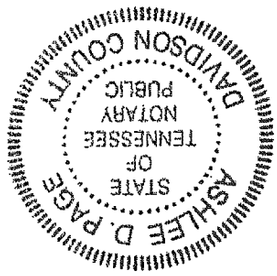
Bill Garrett Davidson County
Batch# 27421 DEEDWARR
11/17/2017 01:40:30 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20171117-0118400

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Maria Guerrero, and Jesus A Estrella Licea	New Owner	33-8-20
(NAME)	(NAME)	
409 Gates Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172845

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, John B. Pyka and Lorna R. Pyka , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Maria Guerrero, and Jesus A Estrella Licea, Wife and Husband, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 62 on the plan of Gatewood Section 1, of record in Plat Book 3300, pages 47-52, Register's Office for Davidson County, (Erroneously referred to as Sumner in Prior Deed). Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 62 fronts 210.2 feet on the Northerly side of Gates Road and extends back 186.6 feet on the Northeasterly line and 186 feet on the Southwesterly line to a line in the rear, which is broken, on which it measures 169.6 feet.

BEING the same property conveyed to John B. Pyka and wife, Lorna R. Pyka by Warranty Deed from Jon E. Carmack and wife, Holly Carmack dated July 27, 2001 and filed of record in Instrument 20010802-0082389, Register's Office for Davidson County, Tennessee .

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3370, page 121, amended in Book 3375, page 249 and Book 3398, page 438, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 409 Gates Road, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of November, 2017

John B. Pyka

Lorna R. Pyka

Lorna R. Pyka

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John B. Pyka and Lorna R. Pyka, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of November, 2017.

Notary Public
My Commission Expires:

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-22-2018

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