Bill Garrett Davidson County
Batch# 52878 DEEDWARR
01/30/2018 09:44:34 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20180130-0009286

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

J-BR-18-13371-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zenaido Ambrosia Gutierrez and Viridiana Chavez Castro	**New Owner**	
(NAME)	(NAME)	
1417 Rice Hill Circle		**182-00-0-080.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **786 PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZENAIDO AMBROSIA GUTIERREZ AND VIRIDIANA CHAVEZ CASTRO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Beginning at a point in the center line of Old Hickory Blvd. at the Northeast corner of Edwards property; thence N. 51 degrees 55 minutes E. 238 feet along said center line to a point; thence continuing N. 45 degrees 25 minutes E. 203.5 feet along said center line to a point; thence S. 83 degrees 30 minutes E. 60 feet to a point; thence S. 4 degrees 00 minutes W 675 feet to a corner post; thence N. 86 degrees 50 minutes W. 56.3 feet to a concrete monument; thence N. 36 degrees 40 minutes W. 484 feet to the point of beginning and containing 3.3 acres, more or less.

Being the same property conveyed to Jahed Kamal, an unmarried man, by Warranty Deed from Cathy Myatt and Jonathan Huettig, of record in Instrument No. 20150605-0052841, in the Register's Office of Davidson County, Tennessee, dated June 03, 2015 and recorded on June 05, 2015.

Being the same property conveyed as to Tract III 786 Properties, LLC, a Tennessee limited liability company, by Quit Claim Deed from Jahed Kamal, of record in Instrument No. 20160418-0037091, in the Register's Office of Davidson County, Tennessee, dated April 15, 2016 and recorded on April 18, 2016.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **13371 Old Hickory Blvd., Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 25 DAY OF JANUARY, 2018.

786 Properties LLC, a Tennessee Limited Liability Company

BY: _____
Jahed Kamal
Member

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ CONTRA COSTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAHED KAMAL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of 786 PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of January, 2018.

_____
Notary Public
My Commission Expires: 11.30.19
(SEAL)

CARLOS VIA
COMM. #2132639
NOTARY PUBLIC • CALIFORNIA
CONTRA COSTA COUNTY
My Comm. Expires Nov. 30, 2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212