Bill Garrett Davidson County
Batch# 65743 DEEDWARR
03/06/2018 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20180306-0020944

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00.

Martina Caxaj
Affiant

Subscribed and sworn to me on 03/05/18.

Brenda Lewis
NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 # |
|---|---|---|
| Martina Elvira Caxaj Gutierrez<br>2712 Hartford Drive<br>Nashville, TN 37210 | NEW OWNER | 119100 159.00 |

**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, 2712 Hartford, LLC, a Florida limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Martina Elvira Caxaj Gutierrez, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Lot Number 18 on the Plan of Hidden Acres Subdivision, as shown on plat of record in Plat Book 1130, page 89, in the Register's Office for Davidson County, Tennessee, further described as follows:
>
> Said Lot Number 18 fronts 74 feet on the easterly side of Hartford Drive and runs back between lines 172 feet on the northerly line and 155 feet on the southerly line to a dead line in the rear which is a broken line and measures 77 feet thereon.
>
> Being the same property conveyed to 2712 Hartford, LLC, a Florida corporation, by Quitclaim Deed from Craig Zeuner, of record in Instrument No. 20070430-0051037, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2712 Hartford Drive, Nashville, Tennessee 37210.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 my hand this 03/05/18.

2712 Hartford, LLC
By: Craig Zeuner

STATE OF Florida
COUNTY OF Palm Beach

On 03/ 2 /18, before me personally appeared Craig Zeuner of 2712 Hartford, LLC, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 03/ 2 /18.

NOTARY PUBLIC

My Commission Expires: _____

ANGELA KAY SPENCE
Notary Public - State of Florida
Commission # GG 003039
My Comm. Expires Aug 16, 2020

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY