Bill Garrett Davidson County
Batch# 100166 DEEDWARR
06/05/2018 08:54:22 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20180605-0053452

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

ADDRESS NEW OWNER:
Javier Gutierrez
1265 Bending Creek Drive
Antioch, TN 37013

SEND TAX BILL TO:

MAP/PARCEL 173-15-0A-044.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Morrison, III, an unmarried man, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Javier Gutierrez, an unmarried man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Lot 44, MILL RUN SUBDIVISION, as shown on plat of record in Plat Book 11700, Page 27 and 28, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Morrison III, an unmarried man, by Warranty Deed from Robert Bryan Ratliff and Jayna Marie Ratliff, of record in Instrument No. 20160523-0051119, in the Register's Office of Davidson County, Tennessee, dated April 28, 2016 and recorded on May 23, 2016.

This is improved property known as: **1265 Bending Creek Drive, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 31st day of May, 2018.

WITNESS MY HAND on this the 31st day of May, 2018

Robert Morrison, III

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Robert Morrison, III, an unmarried man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 10-01-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $270,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of May, 2018.

NOTARY PUBLIC

My Commission Expires: _____

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

File No: 180329