WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 158149 **DEEDWARR**
11/09/2018 02:02:31 PM 2 pgs
Fees: $13.00 Taxes: $947.20

20181109-0111158

JM-RFC-18-5532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

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)
Sergio Gutierrez and Livier Gutierrez Javier Gutierrez	**NEW OWNER**	
(NAME)	(NAME)	**171-4-A-72.00CO**
5532 Nevil Pointe		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **JONATHAN LOWE CLAXTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SERGIO GUTIERREZ AND LIVIER GUTIERREZ AND JAVIER GUTIERREZ, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Brownstone, Section Two, Revision One, of record in Plat Book 9700, Pages 942 and 943, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Lowe Claxton by Warranty Deed from Amin Nabi and wife, Sofia Durani recorded May 27, 2009 in Instrument No. 20090527-0048559, Register's Office for Davidson County, Tennessee.

The spouse of the grantor, Tiffany Claxton, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to:
- Plan of record in Plat Book 9700, Pages 942 and 943, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Plat Book 9700, Page 455, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10658, Page 952, Book 11276, Page 618, Instrument No. 200101180005696, Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Book 10951, Page 689, in the Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 10658, Page 995, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 10659, Page 15, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying the open spaces of record in Instrument Number 200107190076872, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5532 Nevil Pointe, Brentwood, Tennessee 37027**.

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 12th DAY OF OCTOBER, 2018.

Jonathan Lowe Claxton

Tiffany Claxton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN LOWE CLAXTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIFFANY CLAXTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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