Karen Johnson Davidson County
Batch# 189348 DEEDWARR
01/29/2019 10:42:42 AM 2 pgs
Fees: $13.00 Taxes: $425.61
20190129-0008408

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

ADDRESS NEW OWNER:
Bryan E. Robinson
1300 Chicken road
Lebanon, TN 37090

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 133-02-0-354.00

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, **Carlos E. Gutierrez and wife, Peggy Gutierrez, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Bryan E. Robinson, Married, 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:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Map of The McLester Addition To Nolen Heights of record in Plat Book 421, Page 92, 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 Carlos E. Gutierrez and Peggy Gutierrez, husband and wife by Warranty deed from Joseph S. Cottle, unmarried of record in Instrument No. 20141103-0101156 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 03, 2014.

This is improved property known as: **302 Harrison Street, Nashville, Tennessee 37211**

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, his heirs and assigns, forever; and,

GRANTORS do 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,

GRANTORS do 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 25th day of January, 2019.

WITNESS MY HAND on this the 25th day of January, 2019

Carlos E. Gutierrez

Peggy Gutierrez

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Carlos E. Gutierrez and Peggy Gutierrez,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 25th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $115029.16.

AFFIANT

Subscribed and sworn to before me this the 25th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180937