This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4376

Karen Johnson Davidson County
Batch# 245250 DEEDWARR
06/19/2019 09:12:19 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20190619-0058878

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2019

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12/1/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marlon A. Gutierrez Romero and Leydi B. Orellana Zamora 2877 Lera Jones Dr. Nashville, TN 37013	New Owner	150-06-0-047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **David M. Hammond and wife, Barbara J. Hammond,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Marlon A. Gutierrez Romero and Leydi B. Orellana Zamora, husband and wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 34 on the Plan of Percy Priest Meadows, Section I of record in Plat Book 4675, Page 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 89 feet on the Southwesterly margin of Lera Jones Drive and extends back 156.70 feet on the Northwesterly line and 150.72 feet on the Southeasterly line to a line in the rear measuring 72.78 feet thereon.

Being the same property conveyed to David M. Hammond and wife, Barbara J. Hammond by Warranty deed from Carl L. Austin and wife, Faye L. Austin of record in Book 5195, page 419, Register's Office for Davidson County, Tennessee, dated August 31, 1977 and recorded on September 12, 1977.

This is improved property located at: **2877 Lera Jones Drive, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2019.

GRANTOR:

David M. Hammond

Barbara J. Hammond

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David M. Hammond and Barbara J. Hammond, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of June, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21