Karen Johnson Davidson County
Batch# 257248 DEEDWARR
07/16/2019 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20190716-0069155

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th day of July, 2019

(Affix Seal) Notary Public

My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2019-758-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Argenis Zarate Gutierrez 801 Ragsdale Court Nashville, TN 37214	New owner at property address	Map/Parcel 108 04 0A 066.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matt Lavery,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Argenis Zarate Gutierrez, unmarried man,** hereinafter called the GRANTEE, his 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. 11 on the Plan of Villages of Larchwood, Phase 2, Section 2, 1st Revision, of record in Book 9700, page 530 and revised in Book 9700, page 627, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Matt Lavery by Special Warranty Deed from JPMorgan Chase Bank, dated January 19, 2007, of record in Instrument No. 20070309-0029404, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes have been prorated between the parties as of the date of closing to be assumed by Grantee herein, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 801 Ragsdale Court, Nashville, TN 37214 .

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 the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his heirs and assigns, 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.

Erin Lynn Lavery, wife of Matt Lavery, hereby joins in this conveyance for the purpose of conveying any and all rights, title and interest she may have in the subject property, by marital status or otherwise.

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 our hands this 12th day of July, 2019:

Matt Lavery

Erin Lynn Lavery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of July, 2019, before me personally appeared Matt Lavery and Erin Lynn Lavery, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of July, 2019.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE MCCLELLAN
WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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