WARRANTY DEED

Karen Johnson Davidson County
Batch# 302366 DEEDWARR
10/17/2019 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20191017-0106522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$235,000.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0812

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Antonio Gutierrez Lagunes	SWBC Mortgage Corp.	Map: 14704013000
(NAME) 3683 Richbriar Cir.	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Antonio, TX 78214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL SCOTT DELOZIER AND ROBERT CURTIS DELOZIER AND DANIEL FAUST DELOZIER, DEVISEES UNDER THE WILL OF ROBERT EDWARD DELOZIER, JR.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANTONIO GUTIERREZ LAGUNES, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 292 on the Plan of Section 5, Hillbrook, as of record in Book 3700, Page 73, Register's Office for said County.

SAID Lot fronts 85.65 feet on the westerly side of Richbriar Circle and extends back 177.1 feet on the southerly line and 175.3 feet on the northerly line to a dead line in the rear and measures 67.5 feet.

Being the same property conveyed to Robert Edward DeLozier, Jr. and wife, Martha F. DeLozier, by deed from Theodore R. Melcher, Jr. and wife, Jeanne G. Melcher, of record in Book 5072, Page 444, dated September 24, 1976, Register's Office for said County. The said Martha F. DeLozier died July 24, 2017, and title vested in Robert Edward DeLozier, Jr. as surviving tenant by the entirety. The said Robert Edward DeLozier, Jr. died testate on March 8, 2019, and the will was admitted to Probate as Probate No. P-087-19 of record in the Probate Court of Maury County, Tennessee. The Grantors herein execute this instrument as Devisees under the Will of Robert Edward Delozier, Jr.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 73, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4031, Page 160, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3683 Richbriar Cir., Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 16th day of October, 2019.

Estate of Robert E. DeLozier, Jr.

BY: _____
Michael Scott DeLozier
Devisee

BY: _____
Robert Curtis DeLozier
Devisee

BY: _____
Daniel Faust DeLozier
Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Scott DeLozier, Robert Curtis DeLozier, and Daniel Faust DeLozier with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Devisees under the Will of Robert Edward DeLozier, Jr. the within named bargainer, and that he as such Devisees being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 16th day of October, 2019.

My Commission Expires: 1/3/23

_____
Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21