WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2019. Notary Public MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)
JM-BR-19-521	

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)
Mekenna M. Gutierrez and Alejandro A. Gutierrez	**Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity**	
(NAME)	(NAME)	**119-13-0-243.00**
521 Radnor St.	**PO Box 961292**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Fort Worth, TX 76161-0292**	
(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, **WILLIAM TYSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEKENNA M. GUTIERREZ AND ALEJANDRO A. GUTIERREZ, WIFE AND HUSBAND,** 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. 102 on the Map of College Heights of record in Plat Book 332, Page 19, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 102 fronts 50 feet on the Southerly side of Rador Street and runs back between parallel lines, with the Easterly margin of an alley, 169 feet to an alley in the rear.

Being the same property conveyed to William Tyson by Warranty deed from Bekhzodkho S. Dusmukhamedov, a single person of record in Instrument No. 20170810-0082105 Register's Office for Davidson County, Tennessee, dated August 04, 2017 and recorded on August 10, 2017.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 332, Page 19, 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: **521 Radnor St., Nashville, Tennessee 37211**.

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.

Karen Johnson Davidson County
Batch# 302698 **DEEDWARR**
10/18/2019 02:23:02 PM 3 pgs
Fees: $18.00 Taxes: $943.50

20191018-0106952

Witness my/our hand(s) this the 15th DAY OF OCTOBER, 2019.

William Tyson

William Tyson

STATE OF TEXAS
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM TYSON, 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 16th of October, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

See attached

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT **CIVIL CODE 1189**

!A notary public or other officer completing this certificate verifies only the identity of the individual who signed !the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that |document.

State of California)
County of Los Angeles)

On_October 15, 2019_____before me_Aurelio X. Vera, a Notary Public_____

Personally appeared_William Tyson_____.

Who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

AURELIO X. VERA
Commission No. 2176357
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires DECEMBER 19, 2020
NCC1 NCC1

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing Paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

Place Notary Seal Above

========== **OPTIONAL** ==========

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document: Warranty Deed_____

Number of Pages _____Signer(s) Other Than Named Abo011ve:_____

Capacity(ies) Claimed by Signer(s)

Signer's Name:_____	Signer's Name:_____
____Corporte Officer-	___Corporate Officer-
Title(s): _____	Title(s): _____
____LLC	___Partner- ___Limited ___General
___Individual	___Attorney in Fact
____Trustee	___Guardian or Conservator
___Other:	
Signer is Representing:	**Signer is Representing:**_____
	___Individual ___Attorney in Fact
	___Trustee ___Guardian or Conservator
	___Other: