Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 # 14308

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 322552 DEEDWARR
12/02/2019 10:19:16 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20191202-0123364

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF NOVEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

**THIS INSTRUMENT PREPARED BY /RETURN TO:**
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1412LA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Lugman Saeed and Azad Saeed | SWBC Mortgage Corp | |
| 1421 Ohara Dr | 9311 San Pedro #100 | 174 11 0A 521.00 |
| Antioch, TN 37013 | San Antonio TX 78216 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**JOEL GUTIERREZ, AN UNMARRIED MAN**

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

**LUGMAN SAEED, A MARRIED MAN AND AZAD SAEED, AN UNMARRIED 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:

Land in Davidson County, Tennessee, Being Lot No. 92, Cane Ridge Farms, Phase Three, Section One, of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which Plat reference is made for a complete description.

Being the same property conveyed to Joel Gutierrez, married, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20100304-0016587, in the Register's Office of Davidson County, Tennessee, dated February 25, 2010 and recorded on March 04, 2010.

Being the same property conveyed to Joel Gutierrez from Maria Guadalupe Gutierrez by Quitcliam Deed of Record in Instrument # 20191202-0123363 and/or Book_____, Page _____, Registers Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CANE RIDGE FARMS, PHASE THREE, SECTION ONE, as recorded in Instrument No. 20070525-0062643, Instrument No. 20010606-0059239 and First Amendment in Instrument No. 20070703-0079200.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000905-0087103, amended at Instrument Nos. 20001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848 and 20100526-0040558.
5. Assignment of Declarant Rights recorded in Instrument No. 20120524-0045182.
6. Easement for Right-of-way, recorded in Instrument No. 20060607-0067535.
7. Easement for Grant of Transmission Line, recorded in Book 4428, Page 565 and Book 4420, Page 36.
8. Easement for Water Mains, Access Road, Power Lines and Appurtenances, recorded in Book 5078, Page 476.
9. Easement for Construct and Maintain an remote terminal cabinet , recorded in Instrument No. 20020123-0009340.
10. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050825-0101604.
11. Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20070130-0012097.
12. Notice of Acceptance of Public Infrastructure recorded at Instrument No. 20140911-0083207.

This is improved property known as 1421 Ohara Dr, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 22nd day of November, 2019.

Joel Gutierrez

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, JOEL GUTIERREZ, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of November, 2019.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020