Karen Johnson Davidson County
Batch# 332324 DEEDWARR
12/19/2019 09:41:31 AM 2 pgs
Fees: $13.00 Taxes: $1,176.60
20191219-0130934

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transfer is $318,000.00.

Affiant

Subscribed and sworn to before me this 16th day of December, 2019.

Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2019-324

Address of New Owner:	Send Tax Bills to:	Tax Information:
Patrick Eric Leonard	Legacy Home Loans	
304 Parmley Lane		049-10-0A-101.00-CO
Nashville, TN, 37207		

WARRANTY DEED

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

Misael Gutierrez and Autumn M. Gutierrez, husband and wife, tenants by the entirety with rights of survivorship

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Patrick Eric Leonard, a married man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Final Plat for Parmley Cove, Phase 1 of record in Plat at Instrument No. 20130417-0038081, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Misael Gutierrez and Autumn M. Gutierrez, husband and wife, tenants by the entirety with rights of survivorship by Quitclaim Deed from Misael Gutierrez, married to Autunm M. Gutierrez, who took title as Autumn M. Dunn of record in Instrument No. 20160504-0044092 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 04, 2016.
This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **304 Parmley Lane, Nashville, TN 37207.**

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 December, 2019.

Misael Gutierrez by Autumn M. Gutierrez, his attorney in fact

Misael Gutierrez by Autumn M. Gutierrez, his attorney in fact

Autumn M. Gutierrez

Autumn M. Gutierrez

AMY CONNOR
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Misael Gutierrez and Autumn M. Gutierrez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 16th day of December, 2019.

Notary Public
My Commission Expires: 12-7-2020

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Autumn M. Gutierrez, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Misael Gutierrez and that she is authorized by Misael Gutierrez to execute this instrument on his behalf.

Witness my hand and seal at Memphis, Tennessee this 16th of December, 2019.

Notary Public
My Commission Expires: 12-7-2020

AMY CONNOR
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020