# WARRANTY DEED

AUBORN L. LANGER III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires March 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,900.00

Maria L Alvarado
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076

Instr:200005020044043 Page: 1 OF 2
REC'D FOR REC 05/02/2000 2:52:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $354.83

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Maria L. Alvarado | Maria L. Alvarado | Map 149 |
| (NAME) 4752 Apollo Drive | (NAME) 4752 Apollo Drive | Grou 9 |
| (ADDRESS) Antioch, Tennessee 37013 | (ADDRESS) Antioch, TN | Parcel 159 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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,

**JAMES P. MORRIS, II, UNMARRIED**

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

**MARIA L. ALVARADO**

, 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. 48 on the Plan of Section 3, Barclay Square, as shown by plat of record in Plat Book 4675, page 154, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James P. Morris II by deed from John David Peyton, Jr., Unmarried of record in Deed Book 9302, page 595, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 4752 Apollo Drive, Antioch, TN

(House Number) (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 my/our hand(s) this 27th day of April, 2000.

James P. Morris II

STATE of Tennessee

COUNTY of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Morris, II the bargainor ___, with whom I am personally acquainted or proved to me 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 this 27th day of April, 2000.

My Commission Expires: 3/23/02

Notary Public

TERRY THOMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

**File Number200004198**

**RETURN TO:**

Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076