WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ana Alvarez	Ana Alvarez	149-5-85
(NAME)	(NAME)	
4745 Volunteer Dr	4745 Volunteer Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Capital Advantage Group, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ana Alvarez, 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, TN, being Lot No. 105 on the Plan of Terragon Trails, Section I, of record in Book 4860, Page 61, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Victor Hazelwood by deed of record in instrument # 20001102-0109029 of Register's Office for Davidson County, TN. And the QC, to Capital Advantage Group in instrument # 20010712-0074509.

unimproved ☐
This is improved ☒ property, known as 4745 Volunteer Dr, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 07/12/01 14:53 2pgs
Fees:13.00 Taxes:307.10

20010712-0074510

Witness our hands this 2nd day of July, 2001.

Capital Advantage Group

By: _____

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Before me, the undersigned a Notary Public, in and for the state and county aforesaid, personally appeared David Dice with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Secretary of the Capital Advantage Group and that he as such Secretary foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.
Witness my hand and official seal at Nashville, TN this the 1st, day of July, 2001.

_____
Notary Public
Commission expires 5/26/2002

Witness my hand and official seal at Nashville, Tennessee this 2nd day of July, 2001.

Commission expires: May 26, 2002

_____
Notary Public

NOTARY PUBLIC
ELIZABETH E. TRIPLETT
DAVIDSON COUNTY, TENN.
AT LARGE