Bk 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/02 10:05 2pgs
Fees:13.00 Taxes:423.65

20020110-0003832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Kaye Joiner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~. 1-18-05

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis Alvarez	Right Mortgage Company	149-2B-2
(NAME)	(NAME)	
685 Piccadilly Row	106B West Hills Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Lebanon, TN 37087	
(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, Brian Allen Joiner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis Alvarez, married, 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. 61 on the Plan of Piccadilly Square, Phase II of record in Plat Book 6250, Pages 92-94, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Said Lot No. 61 fronts 68.23 feet on the northwesterly margin of Piccadilly Row and extends back 83.24 feet on the northeasterly line and 151.57 feet on the southwesterly line to a dead line in the rear, measuring 96.56 feet thereon.

Being the same property conveyed to Brian Allen Joiner, by deed of record in Book 9854, Page 231, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Brian Allen Joiner by Carolyn Adcock as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument ___*___, in the Register's Office for Davidson County, Tennessee.

* 20020110 0003831

unimproved ☐
This is improved ☒ property, known as 685 Piccadilly Row, 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.

Witness my/our hand(s) this 4th day of January, 2002.

Brian Allen Joiner
by Carolyn Adcock
Attyin fact

Brian Allen Joiner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 4th day of January, 2002, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Brian Allen Joiner and who acknowledged that she executed the same as the free act and deed of the said Brian Allen Joiner, through Power of Attorney granted her by the said Brian Allen Joiner.

Witness my hand and official seal at Nashville, Tennessee this 4th day of January, 2002.

Commission expires: May 26, 2002

Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.