THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/27/07 10:15 2 pgs
Fees:13.00 Taxes:340.40
20071127-0137527

Our File Number: 29596B

MAP/GROUP/PARCEL: 061-14-0/032.00

NEW OWNER'S NAME AND ADDRESS:
ISAAC ALVARADO
727 HART LANE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
NEW OWNER

After Recording
Return To:
Advantage Title & Escrow
3325 Aspen Grove Drive
Suite 202
Franklin, TN 37067
186
File No. 3137

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **ERSKINE C. PUTTY, II and KIMBERLY PUTTY, HUSBAND AND WIFE**, hereinafter called Grantors, does hereby transfer and convey unto, **ISAAC ALVARADO, AN UNMARRIED MAN**, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Map of Maplewood Heights Subdivision, of record in Book 547, Pages 77 and 78, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete description.

The subject property is improved property known as 727 HART LANE, NASHVILLE, TN 37216.

BEING the same property conveyed to Grantors herein by deed of record in Book 10896, Page 486, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ERSKINE C. PUTTY, II

KIMBERLY PUTTY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **ERSKINE C. PUTTY, II and KIMBERLY PUTTY, HUSBAND AND WIFE**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 15th day of November, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $92,000.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of November, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/19/09

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY