WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: October 25 2008
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/22/08 12:49 2 pgs
Fees:13.00 Taxes:551.30
20080822-0086590

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2009

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miguel A. Alvarez	Southeast Financial Federal Credit Union	14-2A-72
(NAME) 809 Bayswater Place	(NAME) 220 South Royal Oaks Boulevard	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Franklin, TN 37064	
(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, Monica Elisa Clemons, F.K.A. Monica Elisa Ramirez and husband, Matthew Scott Clemons, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Miguel A. Alvarez and wife, Ofelia Velasco Gonzalez, 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. 102 on the Plan of Piccadilly Square, Phase I, as of record in Plat Book 5200, Pages 720-722, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Monica Elisa Ramirez, by deed of record in Instrument No. 20011204-0133247, Register's Office for Davidson County, Tennessee. Monica Elisa Ramirez now known as Monica Elisa Clemons.

Matthew Scott Clemons joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Monica Elisa Clemons and Matthew Scott Clemons by Maria Teresa Trevino as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080822-0086589, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 809 Bayswater Place, 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 hand this 20th day of August, 2008.

Monica Elisa Clemons by Maria Teresa Trevino, her attorney in fact Ma Teresa Trevino atty in fact

Matthew Scott Clemons by Maria Teresa Trevino, his attorney in fact Ma Teresa Trevino atty in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of August, 2008, before me personally appeared Maria Teresa Trevino, the person who executed the foregoing instrument on behalf of Monica Elisa Clemons and Matthew Scott Clemons and who acknowledged that she executed the same as the free act and deed of the said Monica Elisa Clemons and Matthew Scott Clemons, through Power of Attorney granted she by the said Monica Elisa Clemons and Matthew Scott Clemons.

Witness my hand and official seal at Nashville, Tennessee this 20th day of August, 2008.

Commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC

Notary Public