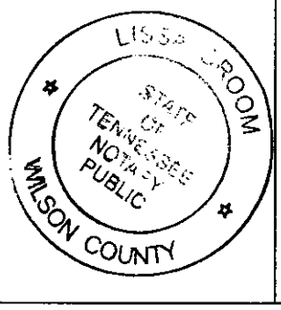
File No. 210030283

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/5/2012
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100022943 DEEDWARR
Recvd: 04/19/10 10:07 2 pgs
Fees:13.00 Taxes:403.30
20100419-0029211

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah S. Duff	Superior Bank	
(NAME) 1431 Mohawk Trail	(NAME) 17 North 20th Street	MAP/PARCEL 06302006300
(ADDRESS) Madison, TN 37115	(ADDRESS) Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Edwin U. Alvarado and Emi E. Alvarado, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Deborah S. Duff, a single woman**, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 53 and the Southerly 25 feet of Lot No. 54, on the Map or Plan of Nawakwa Hills, Powwow Addition, Section No. 2, as shown by plat of record in Plat Book 974, Page 10, 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.

Said Lot No. 53 and the southerly 25 feet of Lot No. 54 adjoin and together front 75 feet on the easterly side of Whoopes Trail, and extends back easterly between parallel lines 150 feet to a deed line and measures 75 feet thereon.

Being the same property conveyed to Edwin U. Alvarado and Emi E. Alvarado, husband and wife by Warranty Deed dated November 22, 2004, from Kimberly Cisco, a married woman and filed for record on December 17, 2004, in Instrument No. 20041217-0150371, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1431 Mohawk Trail, Madison, TN 37115
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 our hands this 15th day of April, 2010.

Edwin U. Alvarado by Amy Eskew atty - fact
Edwin U. Alvarado by Amy Eskew atty in fact

Emi E. Alvarado by Amy Eskew atty in fact
Emi E. Alvarado by Amy Eskew atty in fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Amy Eskew, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is in, pursuant to Power of Attorney of record in Instrument No. 20100419.0029210, Registers Office for Davidson, the **Attorney-in-Fact** of Edwin U. Alvarado and Emi E. Alvarado, husband and wife (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 4/15/2010.

My Commission Expires:.
6-5-12

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Kimie Perry, Notary Public.

File Number: 210030283
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122