BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110015067 DEEDWARR
Recvd: 03/14/11 12:12 2 pgs
Fees:13.00 Taxes:441.26
20110314-0020010

STATE OF TENNESSEE G#23079-2
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,260.00

Rosa P Alvarez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/24/13

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads, Suite 105, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rosa P. Alvarez	Wells Fargo Bank, N.A.	161-07-0-089.00
(NAME)	(NAME)	
229 Cross Timbers Drive	P.O.Box 11701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Newark, NJ 07101-4701	
(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, Gerald K. Willis and wife, Betty M. Willis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosa P. Alvarez and John A. Adams, wife and husband, 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. 11 on the Plan of McMurray Woods Addition, Section I, as of record in Book 4675, Pages 6 & 7, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Gerald K. Willis and wife, Betty M. Willis, by Warranty Deed from Mary M. Taylor, a widow, recorded on the 25th day of May, 1993, of record in Book 8958, Page 864, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4727, Page 673, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 521 Amalie Court, Nashville, TN 37211
(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 our hands this 11th day of March, 2011.

Gerald K. Willis

Betty Willis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 11th day of March, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gerald K. Willis and Betty Willis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires January 27, 2015

Notary Public,