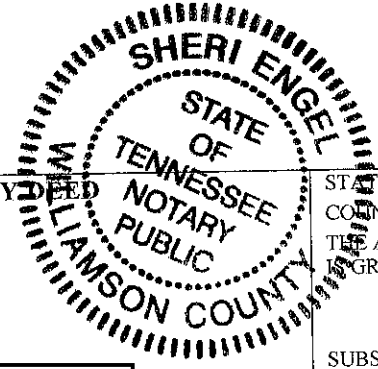


WARRANTY DEED

Davidson County	DEEDWARR
Recvd: 06/18/13 15:42	4 pgs
Fees:23.00 Taxes:610.13	
20130618-0062391	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **17th** day of **June, 2013**

Notary Public

MY COMMISSION EXPIRES: January 14, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan D. Auld and Sara E. McFadden	Legends Bank	092 13 0 430.00
(NAME) 3507 Dakota Avenue	(NAME) 310 N. First St.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Jose Eduardo Alvarado, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan D. Auld and Sara E. McFadden, husband and wife**, 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. 154, on the Plan of Hortense Place, of record in Book 161, page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jose Eduardo Alvarado, unmarried by Warranty Deed from Mark Allen Hayes and Dawn Michelle Hayes dated June 15, 2009 of record in Instrument No. 20090615-0055246; Power of Attorney of record in Instrument No. 20090615-0055245, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 3507 Dakota Avenue, Nashville, TN 37209

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, has 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 **17th** day of **June, 2013**

Maria A. Maguire

Jose Eduardo Alvarado by Maria A. Maguire, attorney-in-fact

Jose Eduardo Alvarado, by Maria A. Maguire, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Maria Maguire, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jose Alvarado, and who acknowledged that she executed the same as the free act and deed of the said Jose Alvarado, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # _____, said Register's Office.

Witness my hand and official seal, this **17th** day of **June, 2013**

_____
Notary Public

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Maria A. Maguire, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jose Eduardo Alvarado, and who acknowledged that she executed the same as the free act and deed of the said Jose Eduardo Alvarado, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130618-0062390, said Register's Office.

Witness my hand and official seal, this **17th** day of **June, 2013**

Notary Public

My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned a Notary Public for the above county and state, appeared Maria A. Maguire, personally known to me to be the person described, with whom I am personally acquainted, and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of June, 2013.

Notary Public

My Commission Expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

