BILL GARRETT, Davidson County
Trans:T20130081970 DEEDWARR
Recvd: 09/23/13 09:13 2 pgs
Fees:13.00 Taxes:314.50
20130923-0099569

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
615-776-7461

#1079

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jorge M. Rivas	NEW OWNER	Map 119-15-0-
3201 Southlake Drive		Parcel 032.00
Nashville, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., 9927 Sam Donald Court, Ste B, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lisa Gregg, Linda Gregg, Allen I. Alston and Beverly Alston Crader,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Jorge M. Rivas, married,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Section I, Southlake, of record in Book 2083, page 58, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jack Alston and Teresa Alston, husband and wife, by quitclaim deed dated July 25th, 2003 from Teresa D. Fisher of record in Instrument No. 20030807-0112699, said Register's Office. The said Teresa Alston having predeceased John Atwell Alston aka Jack Alston on April 26, 2007. The said John Atwell Alston aka Jack Alston having since died on May 14, 2013 and title vested by operation of law to Lisa Gregg, Linda Gregg, Allen I. Alston and Beverly Alston Crader. An Affidavit of Heirship reflecting the vesting of title in the heirs is recorded in Instrument No. 20130923-0099567 & 20130923-0099568, said Register's Office.

This property is not the personal, marital or primary residence of Grantors, spouse, if any and/or any dependents.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2013 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Any and all matters appearing of record in Plat Book 2083, page 58, said Register's Office.**

This is improved property commonly known as **3201 Southlake Drive, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $85,000.00.

Affiant

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this
6th day of **September, 2013.**

Notary public:
My Commission Expires: 01/13/2015

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of **September, 2013.**

Lisa Gregg

Linda Gregg

Allen I. Alston

Beverly Alston Crader

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa Gregg, Linda Gregg, Allen I. Alston and Beverly Alston Crader**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 6th day of September, 2013.

Notary Public
My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY