RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140300032

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140026268 DEEDWARR
Recvd: 04/17/14 15:00 3 pgs
Fees:18.00 Taxes:703.00
20140417-0032438

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 16th day of APRIL, 2014

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

MY COMMISSION EXPIRES: September 9, 2014

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIC F. ALVAREZ	CAPSTAR BANK D/BA/ FARMINGTON FINANCIAL	083-07-0-121.00
726 POWERS AVE.	2002 RICHARD JONES ROAD, STE. 300A	
NASHVILLE, TN 37206	NASHVILLE, TN 37215	

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, WE,

LOUISE HUGHES AND DEBORAH HUGHES DYER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERIC F. ALVAREZ AND JEFFREY D. SWAFFORD, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

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. 1 of Block "B" on the Plan of Tillman Subdivision, Part 1, as of record in Book 1130, Page 29, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Beginning on the easterly margin of Powers Avenue at the corner of Lots Nos. 1 and 2, thence with said Avenue, northwardly 55 feet, more or less, to the beginning of a curve; thence around said curve with a radius of 20 feet northeastwardly 31.41 feet to the southerly margin of Tillman Avenue; thence with said Avenue, eastwardly 180 feet; thence at right angles, southwardly 75 feet to the corner of Lots Nos 1 and 2; thence with the line between said two lots, westwardly 200 feet to the beginning.

BEING the same property conveyed to Louise Hughes and Deborah Hughes Dyer, as joint tenants with the right of survivorship, by Quitclaim Deed from Louise Hughes, a widow, dated 8/4/04 and recorded 8/5/04 in Instrument No. 20040805-0094614; and being the same property previously conveyed to Rayburn Ellis Hughes and wife, Louise Hughes, by Warranty Deed from R.E. Clark and wife, Mary E. Clark, dated 9/29/48 and recorded in Book 1641, Page 7, in the Register's Office of Davidson County, Tennessee. The said Rayburn Ellis Hughes having since died on or about September 27, 2000, thereby vesting his interest in subject property solely in Louise Hughes, as surviving tenant by the entirety.

Power of Attorney recorded in Instrument Number 20110328-0023828, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **726 POWERS AVE., NASHVILLE, TN 37206**
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 16th day of APRIL, 2014.

Louise Hughes, by Deborah Hughes Dyer, Attorney in Fact

LOUISE HUGHES, BY DEBORAH HUGHES DYER, ATTORNEY IN FACT

Deborah Hughes Dyer

DEBORAH HUGHES DYER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBORAH HUGHES DYER the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of APRIL, 2014.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of April, 2014, before me personally appeared Deborah Hughes Dyer to me known to be the person who executed the foregoing instrument in behalf of Louise Hughes as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Louise Hughes

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of April, 2014.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Deborah Hughes Dyer who made oath as follows:

1. That by appointment dated March 23, 2011, which is recorded in Instrument Number 20110328-0023828 in the Register's Office for Davidson County, Tennessee, prior to the recordation of this document, Deborah Hughes Dyer was appointed as attorney-in-fact for Gracie Louise Hughes ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the Warranty Deed in their behalf to which this affidavit is attached and any other loan documents, and further that she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 14th day of April, 2014.

Deborah Hughes Dyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Deborah Hughes Dyer whose name is signed to the foregoing writing bearing date of April 14th, 2014 has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 14th day of April, 2014.

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: September 9, 2014