BILL GARRETT, Davidson County
Trans:T20140089469 DEEDWARR
Recvd: 12/01/14 08:29 2 pgs
Fees:13.00 Taxes:406.63
20141201-0109523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Subscribed and sworn to before me, this ~~24th~~ 25th day of November, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ELVA ALVARADO	**PEOPLES HOME EQUITY, INC.**	**04306030000**
202 BECKLEA DR	**150 N. SEVEN OAKS**	
MADISON, TN 37115	**KNOXVILL, TN 37922**	

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 ACKNOWLEDGE, WE,

MYLINDA MCKAY, MARRIED

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

ELVA N. ALVARADO, AN UNMARRID WOMAN

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, described as follows, to-wit:

BEING Lot No. 205, on the Plan of Madison Park, Section 8 of record in Book 4300, Page 117, Register's Office for Davidson County, Tennessee, to which plat reference I hereby made for a more complete description.

SAID Lot No. 205 fronts 69 feet on the north margin of Becklea Drive and runs back 129.5 feet on the west line and
110.9 feet on the east line to a dead line in the rear on which it measures 71.5 feet.

BEING THE SAME PROPERTY CONVEYED TO MYLINDA MCKAY, MARRIED, BY WARRANTY DEED FROM DANIEL R. THOMPSON, SR. AND MELINDA L. THOMPSON, HUSBAND AND WIFE, DATED 12/30/2013 AND RECORDED ON 01/23/2014 IN INSTRUMENT NUMBER 20140123-0006392, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT PROPERTY WAS NEVER THE PRINCIPAL RESIDENCE OF SAID GRANTOR, HER SPOUSE, HEIRS AND OR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 202 BECKLEA DR, MADISON, TN 37115.

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 in 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 my/our hand(s) this 24th day of November, 2014.

Mylinda McKay
MYLINDA MCKAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MYLINDA MCKAY, the within named Grantor(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, at office, this 24th day of November, 2014.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015