BILL GARRETT, Davidson County
Trans:T20150007711 DEEDWARR
Recvd: 01/30/15 15:23 2 pgs
Fees:13.00 Taxes:925.00
20150130-0009109

WARRANTY DEED TT2015 232	OATH OF CONSIDERATION:
CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 30TH DAY OF JANUARY, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
TEAM TITLE INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
BRIAN ALPIZAR and ANNA ALPIZAR **1421 McAlpine Avenue** **Nashville, TN 37216**	**CMG Mortgage, Inc.** **3160 Crow Canyon Rd., Ste.400** **San Ramon, CA 94583**	**072 040 31600**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, CAROL H. ANDERSON, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto BRIAN ALPIZAR AND ANNA ALPIZAR, HUSBAND AND WIFE, *(hereinafter called "Grantees")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 22 in Block "C" on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carol H. Anderson by Warranty Deed from Susan J. Niznik and husband, Daniel P. Niznik, dated 7/31/2014, recorded 8/1/2014 of record in Instrument # 20140801-0068641, Register's Office for Davidson County, Tennessee.
This is not the now nor has it ever been the primary residence of the Grantor herein.

The above-described property is improved property known as **1421 McAlpine Avenue, Nashville, TN 37216**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record in Book 971, Page 579 and Book 2699, Page 159;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 843, Page 95;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of January, 2015.

GRANTOR:

Carol H. Anderson

CAROL H. ANDERSON

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared CAROL H. ANDERSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 30th day of January, 2015.

Julie Coon

Notary Public
My Comm. Exp.

JULIE COON
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.