Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT15010015

WARRANTY DEED

ET-15-3521

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF February, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-06-15
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Juan Manuel Alvarez	Farmington Mortgage	
4827 Shshone Drive (ADDRESS)	2002 Richard Jones Rd, Ste 300 A (NAME)	65-13-81.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL W. DAVENPORT, MARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUAN MANUEL ALVAREZ AND CARMEN REGINA ALVAREZ, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 486, SHERWOOD FOREST, SECTION FIVE, as shown on plat of record in Plat Book 4660, Page 190, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael W. Davenport by Warranty Deed from Estate of Howard E. Davis, Jr. by Mark E. Graves, Executor, recorded on the 10th day of April, 2007 in Instrument No. 20070410-0042923, in the Register's Office of Davidson County, Tennessee.

This being investment property only, having never been the principal residence of the grantor, Michael W. Davenport and spouse , at anytime.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4827 Shshone Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of February, 2015.

Michael W. Davenport

BILL GARRETT, Davidson County
Trans:T20150012048 DEEDWARR
Recvd: 02/18/15 15:17 2 pgs
Fees:13.00 Taxes:481.00
20150218-0014176

STATE OF Tennessee

COUNTY OF Wilson

On this the 12th day of February, 2015, before me personally appeared Michael W. Davenport, married, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of February, 2015.

Notary Public

My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520