THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150015556 DEEDWARR
Recvd: 03/03/15 11:38 2 pgs
Fees:13.00 Taxes:703.00
20150303-0018428

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Heather Alvarado 8189 Boone Trace Nashville, TN 37221	Legacy Home Loans 4025 Hillsboro Rd #601 Nashville, TN 37215	126-15-0B280.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **BRIANA ANDERSEN,** unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **HEATHER ALVARADO,** unmarried, ** hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the plan of Section Four, Lexington Point Subdivision of record in Instrument No. 20020116-0006343, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brandon Robertson, an unmarried man by Warranty Deed from Beazer homes Corp., dba Phillips Builders, a Tennessee Corporation of record in Instrument No. 20030409-0047004, dated March 28, 2003 and recorded on April 9, 2003, and further conveyed to Briana Andersen by deed from Brandon Robertson at Instrument No. 20120724-0065069, filed on 07/24/2012, Register's Office for Davidson County, Tennessee.

This is improved property known as **8189 Boone Trace, Nashville, Tennessee 37221 .**

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **24th** day of **February, 2015**:

Briana Andersen
Briana Andersen

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 **BRIANA ANDERSEN**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of February, 2015.

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

** and husband, Jonathan Alvarado

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $190,000.00.

JoAnn B Susemore

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24 DAY OF FEBRUARY, 2015:

J. Carla Ikard

Notary Public

My Commission Expires: 3-3-15

