WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055957 DEEDWARR
Recvd: 07/10/15 10:33 2 pgs
Fees:13.00 Taxes:406.82
20150710-0067218

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 1/19/17

PATRICIA L. HURT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric F. Alvarez Stephen J. Koffman	Farmington Mortgage	20050511-0053217
(NAME)	(NAME)	
726 Powers Avenue	2002 Richard Jones Road Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Staci I, Bell and husband, and Anthony L. Bell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eric F. Alvarez a married man and Stephen J. Koffman, an unmarried man** 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. 11, Seven Oaks Estates, Section 2 of record in Plat Book 6050, Page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Staci L. Bell and Anthony Bell, by deed of record in Instrument NO. 20050511-0053217 , Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 3473 McGavock Pike, Nashville, TN 37217
(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 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 my/our hands this 6th day of July, 2015.

Staci L. Bell
Staci I, Bell

Anthony L. Bell
Anthony L. Bell

State of Tennessee
County of Wilson

Personally appeared before me Staci I, Bell and Anthony L. Bell, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of July, 2015.

Notary Public
My Commission Expires:

File No.: 9769

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017