BILL GARRETT, Davidson County
Trans:T20150104781 DEEDWARR
Recvd: 12/11/15 10:28 3 pgs
Fees:18.00 Taxes:425.50
20151211-0124775

WILLIAM D. ALEXANDER ET UX

TO: WARRANTY DEED

CARLOS ARZATE

THIS WARRANTY DEED OF REALTY, executed as of the 10th day of December, 2015, by Grantor, **WILLIAM D. ALEXANDER AND wife, MELANIE ALEXANDER**, to Grantee, **CARLOS ARZATE, and wife, ANA MARIA DOMINGUEZ LOPEZ ARZATE**, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in the Davidson County, Tennessee, and bounded and described as follows:

> All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:
>
> Being Lot No. 15 on the Plan of Southwood Subdivision, as shown by Plat of record in Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to William D. Alexander and wife, Melanie Alexander by Warranty Deed from Laura M. Keeling aka Laura Jane Keeling, Widow, dated November 10, 2005 and filed of record on December 27, 2005, in Instrument No. 20051227-0153784, Register's Office for Davidson County, Tennessee.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2015 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to restrictive covenants of record in Book 2904, Page 61, Book 7127, Page 491, and Book 7127, Page 492, in

the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

William D. Alexander
WILLIAM D. ALEXANDER

Grantor

Melanie Alexander
MELANIE ALEXANDER

Grantor

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, William D. Alexander and Melanie Alexander, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 10th day of December, 2015
My Commission Expires:

October 14, 2019

MAGDALENE L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Magdalene L. Smith
Notary Public

Property Owners Name
and Mailing Address:

Carlos Arzate

355 Brewer Drive
Nashville, TN, 37211

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
5204 Raywood Lane
Nashville, TN, 37211

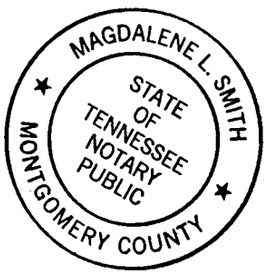
Map and Parcel No.
161-08-0-036.00

STATE OF TENNESSEE, ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $115,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale

Affiant William D. Alexander

Subscribed and sworn to before me this the 10th day of December, 2015.



Magdalene L. Smith

NOTARY PUBLIC

MY COMMISSION EXPIRES: October 14, 2019

Christina M. Bartee
BATSON NOLAN, PLC
105 Fifth Avenue West, Suite201
Springfield, Tennessee 37172
(615) 382-4420