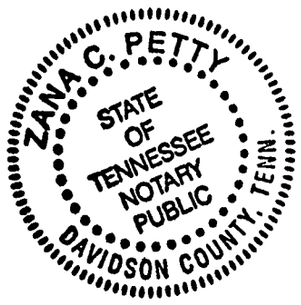
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,500.00

Rene Alvarado
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of March, 2016

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rene Alvarado	Franklin American Mortgage Co.	Parcel ID:
753 Jaywood Drive	6100 Tower Circle; Ste 600	063160B06700
Old Hickory, TN 37138-4248	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

David J. Griffin and wife, Audrey C. Griffin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Rene Alvarado and Maria Alvarado, husband and wife

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:

BEING Lot No. 69 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Page 550, 551, and 552 and Certificate of Correction of record in Book 7462, Page 445 and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David J. Griffin and wife, Audrey C. Griffin by deed from Nestor D. Villanueva and wife, Rosabel M. Villanueva, of record in Instrument 200007180070903, dated July 12, 2000, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 7351, Page 852, amended in Book 7451, Page 739 and Book 8336, Page 393, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 550, 551, and 552 and Certificate of Correction of record in Book 7462, Page 445 and by an Amendment to Change Name of record in Book 8181, Page 112 said Register's Office; (3) PUD Boundary Plat of record in Plat Book 6900, Page 405, said Register's Office; (4) Easement for ingress and egress of record in Book 8739, Page 991; Book 7461, Page 930; Book 7489, Page 515; Book 8657, Page 179; and Book 8951, Page 179, Register's Office for said County; (5) Easement for Public Utilities of record in Book 8007, Page 235, Register's Office for said County; (6) Flowage Easement of record in Book 2247, Page 75, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 753 Jaywood Drive, Old Hickory, TN 37138-4248

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.

BILL GARRETT, Davidson County
Trans:T20160019266 DEEDWARR
Recvd: 03/09/16 10:12 2 pgs
Fees:13.00 Taxes:701.15
20160309-0022500

Witness our hands this 7th day of March, 2016.

David J. Griffin

Audrey C. Griffin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David J. Griffin and Audrey C. Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of March, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.