P16-7874-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **85,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF September, 2016 Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Javiel Alvarado	Pinnacle Bank	
550 Roosevelt Avenue	150 3rd Avenue South, Suite 900	043-06-0-291.00
Madison, TN 37115-2936	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Damacia Diaz Serrano, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Javiel Alvarado, unmarried**

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. 156 on the Plan of Section Seven, Madison Park of record in Plat Book 4300, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 156 fronts 62 on the Southerly side of Roosevelt Avenue and Extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Damacia Diaz Serrano by Quitclaim deed from Stacey Nicole Serrano of record in Instrument No. 20050310-0026690 Register's Office for Davidson County, Tennessee, dated February 25, 2005 and recorded on March 10, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans: T20160083692 DEEDWARR
Recvd: 09/23/16 10:53 2 pgs
Fees: 13.00 Taxes: 314.50
20160923-0100456

This is () UNIMPROVED

(X) IMPROVED property known as **550 Roosevelt Avenue, Madison, TN 37115-2936.**

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 _____ hand( ) this the 22nd day of September, 2016.

Damacio Diaz Serrano by Miguel Diaz Serrano Attorney-in Fact
Damacio Diaz Serrano by Miguel Diaz Serrano, Attorney-in-Fact

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 **Miguel Diaz Serrano** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Damacio Diaz Serrano**, as his Attorney in Fact, as the free act and deed of the within named **Damacio Diaz Serrano**.

Witness my hand and official seal this the 22nd day of September, 2016.

My Commission expires 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY