BILL GARRETT, Davidson County
Trans:T20160098935 DEEDWARR
Recvd: 11/08/16 14:00 2 pgs
Fees:13.00 Taxes:714.10
20161108-0118277

File No. 166233

WARRANTY DEED

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith H Alvarez and Eric M Alvarez	New Owner	026-16-0-013.00
(NAME)	(NAME)	
202 Cumberland Hills Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **WILLIAM T. OLIVER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEREDITH H ALVAREZ AND ERIC M ALVAREZ, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), 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. 81 on the plan of Mansker Meadows, Section 3, as shown by plat of record in Book 2900, Page 26, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 81 fronts 122 feet on the westerly side of Cumberland Hills Drive, and runs back 243.65 feet on the northerly line 357.45 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 172.7 feet.

Being the same property conveyed to William T. Oliver, a single man, by Warranty Deed from Jack B. Crockett and Frances G. Crockett, husband and wife, dated January 21, 2010 and recorded February 2, 2010 in Instrument Number 20100202-0008292, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) All matters appearing on the Plan of record in Book 2900, page 26, Register's Office for Davidson County, Tennessee; and, (4) Restrictive Covenants of record in Book 2959, Page 129, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as: 202 Cumberland Hills Drive, Madison, Tennessee 37115

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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 7th day of November, 2016.

William T. Oliver by
Dennis Sellers, attorney in fact

William T. Oliver by Dennis Sellers, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 7th day of November, 2016, before me personally appeared **DENNIS SELLERS**, to me known to be the person or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument in behalf of **WILLIAM T. OLIVER,** as his Attorney in Fact, by Power of Attorney recorded immediately prior hereto as Instrument Number 20161108-0118276, and acknowledged that he executed the same as the free act and deed of the said **WILLIAM T. OLIVER**.

Witness my hand at office this 7th day of November, 2016.

Commission expires: 03/26/2017

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER