Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0676

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of April, 2017

Notary Public
Commission Expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samuel S Alvarez 6666 Brookmont Terrace #410 Nashville, TN 37205	new owner	129-14-0A-042.00 CO

WARRANTY DEED

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, I/WE,

Angela Brown, an unmarried person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel S Alvarez and Kellie R Alvarez, 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:

LAND in Davidson County, Tennessee, being Unit No. 410 of Wessex Towers Condominium, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5414, Page 634, as amended, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plan of Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, said Register's office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Angela Brown, an unmarried person, by Warranty Deed from Central Tennessee Investment Company, Inc., dated 4/1/79 and recorded 4/6/79 in Book 5416, Page 517, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6666 Brookmont Terrace #410, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20170033701 DEEDWARR
Recvd: 04/21/17 10:29 2 pgs
Fees:13.00 Taxes:499.50
20170421-0039235

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of April, 2017.

Angela Brown by John H McCord as attorney in Fact

Angela Brown by John H. McCord, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 18th day of April, 2017, before me personally appeared John H. McCord to me known to be the person who executed the foregoing instrument on behalf of Angela Brown, as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said Angela Brown.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of April, 2017.

Notary Public

CHRIS MULE' STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Commission Expires: 1-13-20