BILL GARRETT, Davidson County
Trans:T20170039726 DEEDWARR
Recvd: 05/10/17 09:16 2 pgs
Fees:13.00 Taxes:1517.00
20170510-0046231

G#29683-2

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$410,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2017.

Notary Public

My commission expires:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Humberto Alvarez, Jr.	New Owner	**08108000200**
829 Goff Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Visio Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Humberto Alvarez, Jr., a single man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING parts of Lot Nos. 4, 5 and 6 in the subdivision of Lot No. 9 in Owens' Buena Vista Plan of Lots, as of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee, and also in Plan Book 1, Page 84, Chancery Court at Nashville, described as follows:

BEGINNING in the southerly margin of Goff Street at Catherine Hooberry's Northwest corner and running thence, westerly with the southerly margin of Goff Street 43 feet to H W C Trauernicht Northeast corner; thence, with said Trauernicht's East line southerly 102 feet to the northerly margin of an alley; thence, with the northerly margin of said alley in an easterly direction to Catherine Hooberry's Southwest corner; thence, with her West line northerly 102 feet to the BEGINNING.

BEING all of the same property conveyed to Visio Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed dated April 26, 2017, from Robert McEwen and Linda McEwen, husband and wife, of record in Instrument No. 20170426-0041164, Register's Office for Davidson

County, Tennessee. This conveyance was made to correct the legal description and attempted conveyance of the Warranty Deed dated August 31, 2015, from Robert McEwen and Linda McEwen, husband and wife, to Peggy Newman, a single person, of record in Instrument No. 20150902-0089663, and the said Peggy Newman having further attempted to convey said property to Visio Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 10, 2015, of record in Instrument No. 20151214-0125624, all in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved property, known as: **829 Goff Street, Nashville, TN 37208**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 5th day of May, 2017.

Visio Properties, LLC, a Tennessee limited liability company

By: Peggy Newman

Peggy Newman, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Peggy Newman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Managing Member** of **Visio Properties, LLC,** the within named bargainor, a Tennessee limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Peggy Newman** as **Managing Member.**

Witness my hand, at office at Nashville, Tennessee, this **5th** day of **May, 2017.**

Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017