PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20170045096 DEEDWARR
Recvd: 05/26/17 13:18 2 pgs
Fees:13.00 Taxes:425.50
20170526-0052777

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Carl S. Wilt, Jr. and Evelyn K. Wilt, husband and wife, have this day bargained and sold and does hereby transfer and convey unto Arnulfo Alvarado Muniz and Erica B. Alvarado, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Being Lot No. 33 on the Plan of Monte Carlo, Section 5, of record in Book 6250, page 383, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carl S. Wilt Jr. by deed from Beverly D. Low dated June 30, 1992 of record in Book 8671, Page 453, Register's Office for Davidson County, Tennessee.

Evelyn K. Wilt, spouse of Carl S. Wilt, Jr., joins in this conveyance to convey any and all interest she may have in said property, particularly marital interest.

This is improved property known as 345 Cedarcreek Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Arnulfo Alvarado Muniz and Erika B. Alvarado, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 24th day of May, 2017.

Carl S. Wilt Jr.

Evelyn K. Wilt

STATE OF TENNESSEE
COUNTY OF DAVISON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Carl S. Wilt Jr. and Evelyn K. Wilt, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 24th day of May, 2017.

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

STATE OF TENNESSEE NOTARY PUBLIC
KRISTI McCOY
WILSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X
Affiant

Subscribed and sworn to before me this 24th day of May, 2017.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/27/19

STATE OF TENNESSEE NOTARY PUBLIC
KRISTI McCOY
WILSON COUNTY

Map & Parcel No.: 173-01-0-228.00

Name and address of new owner:
Send tax bills to:
Arnulfo Alvarado Muniz
345 Cedarcreek Drive
Nashville, TN 37211