WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170055233 DEEDWARR
Recvd: 06/28/17 10:54 2 pgs
Fees:13.00 Taxes:610.50
20170628-0064953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 20, 2018
(AFFIX SEAL)

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Manuel M Alvarado and Alexandra Gordon Alvarado	F+M Bank	042 09 0 035.00
(NAME)	(NAME)	
103 Arta Drive	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-3409	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Linda Diane Degnan and David Michael Cotten**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Manuel M Alvarado and Alexandra Gordon Alvarado, 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 Lot No. 4, Kemper Heights, as of record in Book 2331, Pages 65 and 66, Register's Office for said county.

Said Lot No. 4 fronts 110 feet on the east side of Arta Drive and runs back 450.7 feet on the north line which is a broken line and 388.9 feet on the south line to a dead line in the rear, measuring 37.5 feet thereon.

Being the same property conveyed to Edwin Raymond Cotten and wife, Eva L. Cotten by Warranty Deed from Lewis E. Ganes and Joe Gaines, d/b/a Gaines and Gaines Construction Company dated April 10, 1956 and recorded April 11, 1956 in Book 2499, Page 561, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Linda Diane (Denton) Degnan and David Michael Cotten, as joint tenants with each having rights of survivorship by Quit Claim Deed from Linda Diane (Denton) Degnan and David Michael Cotten, the heirs and co-executors of the estate of Eva L. Cotten dated March

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RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

7, 2014 and recorded April 25, 2014 as Instrument No. 201404250034957, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 103 Arta Drive, Madison, TN 37115-3409

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, has 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 our hands this 26 day of June, 2017

Linda Diane Degnan

Linda Diane Degnan

David Michael Cotten

David Michael Cotten

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Linda Diane Degnan and David Michael Cotten, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2017.

Notary Public

My Commission Expires:

(SEAL)

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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