Bill Garrett Davidson County
Batch# 33908 DEEDWARR
12/05/2017 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20171205-0124201

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ SUMNER (GP)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 4th day of December 2017.

Notary Public
My commission expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER

Address of New Owner:	Send Tax Bills to:	Tax Information
Cesar Alvarado Alvarado 217 Nawakwa Trail Madison, TN 37115	NEW OWNER	053-14-0-053.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Meade,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Cesar Alvarado Alvarado and Aracely Garcia Garcia,** 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plat of Nawakwa Hills, Pow-Pow Addition, Section 1, of record in Plat Book 843, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Stephen F. Meade by Warranty Deed from Slate Construction Company, Inc. dated January 27, 2003 of record as Instrument No. 20030204-0015273, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to Stephen F. Meade and Helen Katherine Creason Meade to create an estate by the entireties by Quitclaim Deed from Stephen F. Meade dated September 27, 2006 of record as Instrument No. 20060928-0119917, Register's Office for Davidson County, Tennessee. The said Helen Katherine Creason Meade died on _____ in _____ County, Tennessee, leaving her husband, Stephen F. Meade surviving, as tenant by the entirety.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **217 Nawakwa Trail, Madison, TN 37115.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

WITNESS my hand this the 4th day of December 2017.

Stephen Meade

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen Meade,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 4th day of December 2017.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017115606

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

