Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 71442 DEEDWARR
03/21/2018 08:33:00 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20180321-0026346

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0117

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,999.00

KGW
Affiant

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of March, 2018

VAnderson
Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sandra K. Wall 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,

Samuel S. Alvarez and Kellie R. Alvarez, husband and wife

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

Sandra K. Wall

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 Samuel S. Alvarez and Kellie R. Alvarez, husband and wife by Warranty deed from Angela Brown, an unmarried person of record in Instrument No. 20170421-0039235 Register's Office for Davidson County, Tennessee, dated April 18, 2017 and recorded on April 21, 2017.

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, Nashville, TN 37205.

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 19th day of March, 2018.

Samuel S. Alvarez by Katie Herndon Attorney in Fact
Samuel S. Alvarez by Katie Herndon as Attorney in Fact

Kellie R. Alvarez by Katie Herndon Attorney in Fact
Kellie R. Alvarez by Katie Herndon as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 19th day of March, 2018, before me personally appeared Katie Herndon to me known to be the person who executed the foregoing instrument on behalf of Samuel S. Alvarez, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Samuel S. Alvarez.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of March, 2018

Notary Public

Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 19th day of March, 2018, before me personally appeared Katie Herndon to me known to be the person who executed the foregoing instrument on behalf of Kellie R. Alvarez, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Kellie R. Alvarez.

Witness my hand and official seal at Brentwood Tennessee, this 19th day of March, 2018

Notary Public

Commission Expires:

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