Bill Garrett Davidson County
Batch# 116645 DEEDWARR
07/16/2018 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $407.00
20180716-0068777

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00 Affiant Iris Maritza Alvarez SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2 DAY OF July, 2018. NOTARY PUBLIC My Comm Exp. 01-03-2022 Notary Public MY COMMISSION EXPIRES: 01-03-22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COLLINS LAW FIRM, PLLC
414 Union Street
Suite 1110
Nashville, TN 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iris Alvarez	Iris Alvarez	107 14 0 107.00
(NAME) 914 Goodbar Drive, Nashville, TN 37217	(NAME) 914 Goodbar Drive, Nashville, TN 37217	
(ADDRESS)	(ADDRESS)	

WARRANTY DEED

THIS INSTRUMENT, made and entered into this **July 2, 2018** by and between **Mark Allen Davis** *("Grantor")* and **Iris Alvarez** *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of **($110,000)** ONE HUNDRED AND TEN THOUSAND DOLLARS cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged. I, **Mark Allen Davis**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **Iris Alvarez** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of TN, whose address is 914 Goodbar Drive, Nashville, TN 37217 and further described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Subdivision of the Temple O. Harris Farm, Miro Meadows, of record in Book 1424, Pages 94 & 95, 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 Mark Allen Davis, unmarried, from Denise Diane Newkirk and Susan Newkirk, by Warranty Deed of record in Instrument No. 20060503-0051472, and recorded on May 3, 2006, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

(1) Property taxes for the year 2018, a lien not yet due and payable, said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for the payment of said taxes, and

(2) all applicable zoning ordinances

(3) all requirements found on the commitment.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

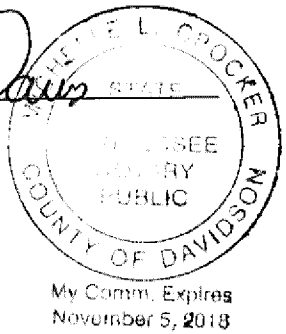
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Mark A Davis

Mark Allen Davis
Grantor



My Comm. Expires
November 5, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, **Mark Allen Davis**, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 2nd day of July, 2018.

Michelle L. Crocker
NOTARY PUBLIC

My Commission expires: November 5, 2018

True Copy Certification

I, Grover Collins, 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 Davidson

Personally appeared before me, Meredith Bradshaw a notary public for this county and state, Grover Collins 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: 9/7/21

Notary's Seal (if on paper)

