Bill Garrett Davidson County
Batch# 127032 DEEDWARR
08/09/2018 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $207.59
20180809-0078816

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,105.19 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF August, 2018. 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	107-14-0-057
(NAME) 917 Goodbar Drive, Nashville, TN 37217	(NAME) 917 Goodbar Drive, Nashville, TN 37217	
(ADDRESS)	(ADDRESS)	

WARRANTY DEED

THIS INSTRUMENT, made and entered into this **August 8, 2018** by and between **Earl W. McCrory** *("Grantor")* and **Iris Alvarez** *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of **FIFTY SIX THOUSAND ONE HUNDRED FIVE AND 19/100 ($56,105.19)** 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 **Earl W. McCrory**, 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 917 Goodbar Drive, Nashville, TN 37217 and further described as follows to wit:

Lot 51, MIRO MEADOWS, as shown on plat of record in Plat Book 1424, Page 94, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Earl Wyatt McCrory, by Warranty Deed, from Eric Nelson and wife, Karla Nelson, of record in Instrument No. 20030611-0080570, in the Register's Office of Davidson County, Tennessee, dated June 9, 2003 and recorded on June 11, 2003.

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:

Earl W McCrory

Earl W. McCrory
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, **Earl W. McCrory**, 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 9 day of August, 2018.

Jami K Averwater

NOTARY PUBLIC

JAMI K. AVERWATER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
01-03-2022
COUNTY OF DAVIDSON

My Commission expires: 01-03-22

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)

MEREDITH A. BRADSHAW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09-07-2021
COUNTY OF DAVIDSON