Karen Y Johnson Davidson County
Batch# 148811 DEEDWARR
10/04/2018 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $751.10
20181004-0098519

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 12.03.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC.,
1415 North Jackson Street Tullahoma, TN 37388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
German Alvarado	Paramount Residential Mrtg Group Inc	Map 149
4840 Barclay Square Drive	1265 Corona Pointe Ct., Ste 301	Group 09-O
Nashville, TN 37013	Corona, CA 92879	Parcel 151.00

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, we

Leslie Estes and Cindy Estes, husband and wife
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

German Jose Alvarado Perez, an unmaried man
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 95 on the Plat of Barclay Square, Section 3 of record in Plat Book 4675, page 154, Register's Office for said county, to which reference is made for a more complete description.

DESCRIPTION COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

Being the same property conveyed to Leslie Estes and wife, Cindy Estes by Warranty Deed from Betty J. Jett dated February 8th, 1995 in Record Book 9593, Page 56, Register's Office of Davidson County, TN.

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Plat Book 4675, Page 154, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted.

This conveyance is subject to Restrictions of reocrd in Book 4872, Page 490, and Book 4995, Page 682, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 4840 Barclay Square Drive, Nashville, TN 37013

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, 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 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 2nd day of October, 2018.

Cindy Estes

Cindy Estes

Leslie Estes

Leslie Estes

STATE OF TN
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cindy Estes and Leslie Estes, 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 Tullahoma, TN, on the 28th day of September, 2018.

My commission expires: 8/22/22 Cindy G. Putman
Notary:

CINDY G. PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

(18-10104-09T.PFD/18-10104-09T/4)

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

