Name and Address of New Owner:
Joseph A. Abraham and Rene M. Abraham
1228 Canyon Ridge Court
Nashville, TN 37013

Send Tax Bills To:
Joseph A. Abraham and Rene M. Abraham
1228 Canyon Ridge Court
Nashville, TN 37013

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14904011600

Karen Y Johnson Davidson County
Batch# 164562 DEEDWARR
11/21/2018 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20181121-0114871

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Willber E. Alvarado Martinez, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph A. Abraham and Rene M. Abraham, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 496, on the Plan of Section Six, Edge-O-Lake Estates, as shown by plat appearing of record in Plat Book 3700, Pages 15-16, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Wilber E. Alvarado Martinez by Quitclaim Deed from Raul Aviles and wife, Ermelinda Aviles dated January 2nd 2016 and recorded January 11th 2016 in Instrument No. 20160111-0002544 said Register's Office, Davidson County, TN. Further being the same property conveyed to Raul Aviles and wife, Ermelinda Aviles by Warranty Deed from James E. Blunkall an unmarried man dated January 8th 2007 and recorded January 11th 2008 in Instrument No. 20080111-0003572 said Register's Office, Davidson County, Tennessee.

Ericka Alvarado, wife of Wilber E. Alvarado Martinez, joins in the execution of this instruction for the purpose of relinquishing all of her rights, title and interest, marital or otherwise, in and to the subject property.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of November, 2018.

Willber E. Alvarado Martinez (SEAL)
Willber E. Alvarado Martinez

Ericka Alvarado (SEAL)
Ericka Alvarado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of November, 2018, before me personally appeared Willber E. Alvarado and Ericka Alvarado, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 9th day of November, 2018.

Notary Signature
My commission expires: 05/06/2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of November, 2018.

Notary Public
My commission expires: 11/9/2019
File No. 18-637

201811210114871

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212