Karen Y Johnson Davidson County
Batch# 170792 DEEDWARR
12/05/2018 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20181205-0118652

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $245,000.00.

Stacy Palmer
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of November, 2018.

NOTARY PUBLIC

My commission expires: 9/7/21

STATE OF TENNESSEE NOTARY PUBLIC MARK B. LEEDOM COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Hugo Reyes Alvarado and Ana Recinos	SWBC	08416002000
(NAME) 138 McGavock Pike	(NAME) 9311 San Pedro Ave	
(ADDRESS) Nashville, TN 37214	Ste 100 (ADDRESS) San Antonio TX 78216	

Warranty Deed

For and in Consideration of the sum of $245,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **David E. Porter Jr.**, hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Hugo Reyes Alvarado and Ana Recinos, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LOT 18, OF BAINBRIDGE AND SATTERFIELD, AS SHOWN ON PLAT OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DAVID E. PORTER, SR. BY DEED FROM DAVID E. PORTER, JR., OF RECORD AS INSTRUMENT NO. 20070326-0036061, said Register's Office. David E. Porter, Sr., having died and under the Second Item of the Last Will and Testament of David E. Porter, Sr., of record in Probate File 18P1042, Probate Court Clerk's Office for Davidson County, Tennessee, and recorded in Instrument Number 20180629-0063146, Register of Deeds Office for Davidson County, Tennessee, property was devised to David E. Porter, Jr.

This property is __unimproved _X_improved property known as: 138 McGavock Pike, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of November, 2018.

David E. Porter Jr.

David E. Porter Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David E. Porter Jr., the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of November, 2018.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

