WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 176691 DEEDWARR
12/20/2018 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $971.25
20181220-0124055

WILLIAM STAMPLEY IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$262,500.00.**

Affiant

Subscribed and sworn to before me this _____ day of **December, 2018.**

Notary Public
My Commission expires: 9/6/22
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Cobb Law Group, L.P., James W. Cobb, Esq. 1994 Gallatin Pike N. Suite 315, Madison TN, 37115

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Celso Jacinto Alvarez	**First Community Mortgage Inc**	**0617000200**
609 Broadmoor Dr.	**262 Robert Rose Drive, Ste 101**	
Nashville, TN 37216	**Murfreesboro, TN 37129P**	

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 ACKNOWLEDGE, WE,

Edward Drennan, Personal Representative of the Estate of Harold Paradise,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESNETS DO TRANSFER AND CONVEY UNTO

Celso Jacinto Alvarez and Ixsiomara Tobar, Husband and Wife,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 103 ON THE PLAN OF GRA-MAR ACRES, SECTION 1, OF RECORD IN BOOK 2133, PAGE 27, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HAROLD W. PARADISE AND WIFE, MARTHA C. PARADISE, BY DEED FROM CLARICE C. SPEIGHT DATED 11/16/77 OF RECORD IN BOOK 5223, PAGE 281, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. MARTHA C. PARADISE PREDECEASED HAROLD W. PARADISE LEAVING HIM AS SURVING TENANT BY THE ENTIRETY. HAROLD W. PARADISE DIED TESTATE ON 3/30/18. BY AGREED ORDER TO SELL REAL ESTATE ENTERED IN THE MATTER OF THE ESTATE OF HAROLD PARADISE, DECEASED, NO. 18-P-1024, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, EDWARD DRENNAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF HAROLD PARADISE, WAS ORDERED TO SELL THE PROPERTY HEREINABOVE DESCRIBED WITH THE PROCEEDS FROM SAID SALE TO BE ADMINISTERED AS PART OF THE ESTATE OF HAROLD PARADISE.

This is improved (__X__) unimproved (_____) property known as 609 Broadmoor Drive, Nashville, TN 37216.

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 in 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.

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.

THE PROPERTY HEREINABOVE DESCRIBED WITH THE PROCEEDS FROM SAID SALE TO BE ADMINISTERED AS PART OF THE ESTATE OF HAROLD PARADISE.

This is improved (__X__) unimproved (_____) property known as 609 Broadmoor Drive, Nashville, TN 37216.

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 in 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.

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 my/our hand(s) this 18, day of December, 2018.

EDWARD DRENNAN
PERSONAL REPRESENTATIVE OF THE ESTATE OF HAROLD PARADISE

STATE OF TENNESSEE
COUNTY OF Davidson)

Before me, a Notary Public in and for said County and State, the within named Edward Drennan, Personal Representative of the Estate of Harold Paradise, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 18th day of December, 2018.

My commission expires 3-8-2021

Notary Public

JAMES W. COBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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)

