Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2648

Karen Johnson Davidson County
Batch# 186814 DEEDWARR
01/22/2019 02:45:47 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20190122-0006211

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of January, 2019

Notary Public

Commission Expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Armando Alvarado 884 Kipling Drive Nashville, TN 37217	Armando Alvarado 2705 Mashburn Rd. Nashville, TN 37210	107-13-0-010.00

WARRANTY DEED

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, I/WE,

Donald Steven Mason Administrator of the Estate of Linda C. Mason AKA Linda Neely, deceased.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Armando Bueso Alvarado, a married man

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. 348 on the Plan of Miro Meadows, Second Addition of record in Plat Book 1424, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 115 feet on the Northerly side of Kipling Drive and runs back 200 feet on the Easterly line and 234.9 feet on the Westerly line, to a dead line in the rear, measuring 48 feet thereon.

Being the same property conveyed to Linda C. Mason by Warranty deed from Donald F. Mason of record in Book 4318, page 485, Register's Office for Davidson County, Tennessee, dated January 28, 1969 and recorded on March 19, 1969. Linda C. Mason AKA Linda Neely having since died testate on March 28, 2018. Pursuant to the Order Approving Contract for Sale of Real Estate in Docket Number: 18P-1148, in the Seventh Circuit Court for Davidson County Tennessee, Probate Division, Donald Steven Mason was granted to be the Administrator of the Estate of Linda Neely.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.
The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 884 Kipling Drive, Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of January, 2019.

Donald Steven Mason, Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald Steven Mason** 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of January, 2019.

Notary Public
My Commission Expires: 4/6/22

(Notary Seal)