	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $253,000.00 Affiant Subscribed and sworn to before me, this 11th day of March, 2019 Notary Public My commission expires: 3-8-22

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 207474 DEEDWARR
03/19/2019 10:04:58 AM 2 pgs
Fees: $13.00 Taxes: $936.10
20190319-0024795

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carlos E. Alvarez Xicara Francisca F. Mejia Sac De Alvarez Aqabal C. Alvarez Mejia	Bank of England Mortgage	16202025300
245 Coleridge Court	P.O. Box 3490	
Antioch, TN 37013	Little Rock, AR 72203	

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,

Zachary D. Berry and Misty Venable Berry

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

Carlos E. Alvarez Xicara and wife, Francisca F. Mejia Sac De Alvarez and Aqabal C. Alvarez Mejia, an unmarried 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 13, Colemont Heights, Section 2, as shown on plat of record in Plat Book 4300, Page 133, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Zachary D. Berry and Misty Venable Berry from Zachary D. Berry and Misty Venable Berry FNA Misty Venable by General Warranty Deed dated May 23, 2013, of record in Instrument No. 20130531-0055154, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Zachary D. Berry and wife, Misty Venable from Tennessee Land Trust by Warranty Deed dated December 18, 2007, of record in Instrument No. 20071226-0147215, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 245 Coleridge Court, Antioch, 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 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.

Witness my/our hand(s) this 11th day of **March, 2019.**

Zachary D. Berry

Misty Venable Berry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Zachary D. Berry and Misty Venable Berry,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/(they) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **11th** day of **March, 2019.**

Notary Public
My Commission Expires: 3-8-22

