WARRANTY DEED

Karen Johnson Davidson County
Batch# 238317 DEEDWARR
06/04/2019 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $673.40
20190604-0053031

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF June, 20 19

Notary Public

MY COMMISSION EXPIRES:
11/3/22 (AFFIX SEAL)

COUNTY OF DAVIDSON
MELISSA R SHAFFER
STATE OF TENNESSEE
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loren Grant Tew	Churchill MOrtgage Corp.	
(NAME) 1136 Due West Ave N	(NAME) 761 Old Hickory Blvd, Ste 400	05004000200
(ADDRESS) Madison, TN 37115	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Alberto Alvarez and Carmen Romero, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loren Grant Tew, unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 4 on the Map of the Subdivision of the Cunniff Homeplace, not of record and located in the 11th Civil District of said County, and part of an unnumbered tract lying west of said Lot No. 4 and described according to a survey made by T. R. Sanford, Surveyor, dated August 12, 1960, as follows:

Beginning at a point in the north margin of Due West Avenue, 32 feet west of the southwest corner of Lot 4, being 223.84 feet east of the easterly margin of Dickerson Pike; thence northerly parallel to the west line of Lot 4, North 10 deg. 49' East 310.64 feet to a point; thence N 88 deg. 30' West 103.73 feet to a point; thence North 7 deg. 26' East 165 feet to a point; thence South 88 deg. 41' East 240 feet more or less to a point 8 feet more or less west of the corner of Lots 3 and 4 of said Subdivision above referred to; thence with a line parallel to and 8 feet west of the line between Lots 3 and 4, southerly 497.33 feet to a point in the north margin of Due West Avenue; thence with the margin of the same, North 79 deg. 14' West 124 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that portion of property vested in Dickerson Road Baptist Church, Plaintiff in Order of record in Instrument Number 20150715-0068751, in the Register's Office for Davidson County, Tennesse and being described as follows:

BEGINNING at the northeast corner of Dickerson Pike and Due West Avenue, North, the southwest corner of Dickerson Road Baptist Church of record in Deed Book 2200, Page 410, in the Register's Office for Davidson County, Tennessee; thence along the north margin of Due West Avenue North, North 79 deg. 14 min. 00 sec. West 229.63 feet to an iron rod, said point being the southeast corner of Dickerson Road Baptist Church, the southwest corner of Alberto Alvarez Property as of record in Instrument Number 20080424-0041842, in said Register's Office, thence, leaving said north margin along Alvarez west line North 10 deg. 46 min. 56 sec. East 310.64 feet to the point of beginning for this described tract; thence along the Dickerson Road Baptist Church property North 88 deg. 15 min. 53 sec. West 103.73 feet; thence North 07 deg. 40 min. 07 sec. East 165.00 feet to a point, thence, South 88 deg. 07 min. 42 sec. East 112.76 feet to a point, thence South 10 deg. 46 min. 56 sec. West 165.91 feet to the point of beginning. The above described property contains 0.41 acres, more or less.

Being a portion of the same property conveyed to Alberto Alvarez and wife, Carmen Romero by Warranty Deed from Les Leverett, Bob Jenkins, Ray Powell, and L.S. Williams, Successor Trustees of Dickerson

Road Baptist Church of record in Instrument No. 20080424-0041842, in the Register's Office for Davidson County, Tennessee, dated April 17, 2008 and recorded on April 24, 2008. Also see Exception from the subject property of record in Instrument No. 20150715-0068751, in said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 7974, Page 224, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1136 Due West Ave N Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand this 30th day of May, 2019.

Alberto Alvarez

Carmen Romero

STATE OF NEW JERSEY
COUNTY OF HUDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Alberto Alvarez and Carmen Romero**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of May, 2019.

KENYA E. MATA
NOTARY PUBLIC OF NEW JERSEY
I.D. # 50018612
My Commission Expires 7/2/2020

Notary Public
My Commission Expires: 7/2/20

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Sandy Balent, a notary public for this county and
Notary's Name

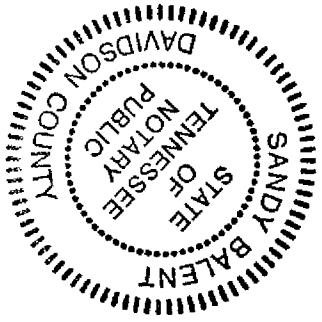
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).