Karen Johnson Davidson County
Batch# 256640 DEEDWARR
07/15/2019 08:52:34 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20190715-0068556

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$265,000.00** (Two Hundred Sixty Five Thousand).

Angela Batson
AFFIANT

Subscribed to and sworn before me this 11th day of July, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES:

Susan Hughes State of Tennessee Notary Public Williamson County My Commission Expires March 6, 2023 NOTARY SEAL

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Winston Ly and Alissa Ly 1213 Huntingboro Court Antioch, TN 37013	First Tennessee Bank 165 Madison Avenue Memphis, TN 38103	15008012100

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, **RUBEN ALVAREZ AND SPOUSE, DIANNA JEANNETTE PAREDES-ALVAREZ,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WINSTON LY AND ALISSA LY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 461 on the plan of Somerset Phase I, as shown by plat of record in Plat Book 6900, Pages 690-691, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ruben Alvarez and spouse, Dianna Jeannette Paredes-Alvarez by deed from Alberto Paredes, unmarried, of record in Instrument No. 20161019-0110685, dated October 14, 2016 and recorded October 19, 2016, Register's Office for Davidson County, Tennessee.

Being also known as 1213 Huntingboro Court, Antioch, Tennessee 37013.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1213 HUNTINGBORO 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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 11th day of July, 2019

Ruben Alvarez

Dianna Jeannette Paredes-Alvarez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of July, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ruben Alvarez and Dianna Jeannette Paredes-Alvarez** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 11th day of July, 2019.

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 7. 2020

Notary Public

Commission Expires: