Karen Johnson Davidson County
Batch# 268970 DEEDWARR
08/09/2019 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $810.30
20190809-0079417

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $219,000.00

Affiant

Subscribed and sworn to before me, this 8 day of August, 2019.

Notary Public

My commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Property Owner 11, LLC, a Delaware limited liability company** | **Property Owner 11, LLC, a Delaware limited liability company** | **052130B28000CO** |
| **P.O. Box 4090** | **P.O. Box 4090** | |
| **Scottsdale, AZ 85261** | **Scottsdale, AZ 85261** | |

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,

**Hugo Reyes Alvarado and Ana Mirian Dereyes, husband and wife**

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

**Property Owner 11, LLC, a Delaware limited liability company**

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. 44 on the Plan of Final Plat of River Glen, Planned Unit Development, Phase III, Section 2 of record in Instrument No. 20020917-0113231 , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Hugo Reyes Alvarado, married by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20030918-0138280 Register's Office for Davidson County, Tennessee, dated September 15, 2003 and recorded on September 18, 2003.**

Ana Mirian Dereyes joins in the deed in order to convey any right, title, or interest she may have in the property by virtue of her marriage to Hugo Reyes Alvarado

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20020425-0051349, Scrivener's Affidavit of record in Instrument No. 20180829-0085719, Book 7566, page 571, amendments in Instrument No. 20030617-0083416, and Instrument No. 20040915-0111299, said Register's Office.

Master Deed of record in Book 7566, page 571, and By-Laws attached thereto, said Register's Office.

Easements of record in Book 7061, page 196, Book 7296, page 484, Book 11030, page 731, Book 3961, page 681, said Register's Office.

HOA Charter of record in Instrument No. 20020425-0051348, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20010816-0088874, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved ( X ) unimproved ( ) property known as 1241 Alandee Street, Nashville, TN 37214.

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.

Hugo Reyes Alvarado Date: 8-8-19

Ana Mirian Dereyes Date: 8/8/19

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Hugo Reyes Alvarado and Ana Mirian Dereyes, 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 8th day of August, 2019.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/6/22

## True Copy Certification

I, Ashley Washington, 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.

Ashley Washington

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Ashley Washington, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

My commission Expires: 8/11/2020

