Karen Johnson Davidson County
Batch# 386430 DEEDWARR
04/16/2020 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20200416-0039713

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 20032566**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me, this 9th day of April, 2020. Notary Public My Commission Expires: 9/7/2020

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

WARRANTY DEED

Address New Owner: Melissa Alvarez 120 Spring Valley Road Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 095 04 0 195.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Pendley, Trustee, of the Cal and Barbara Pendley Trust dated February 6, 2004** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa Alvarez, a married woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the South 150 feet of Lot No. 38, on the Plan of Bluefields, Bransford Realty Company's First Subdivision of Sam P. Sweeney's Farm, of record in Plat Book 843, Page 16, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 150 feet on the Westerly side of Spring Valley Road and extends back 288 feet on the South line and 350 feet more or less on the North line to a dead line in the rear on which it measures 150 feet.

Being the same property conveyed to William C. Pendley and Barbara H. Pendley, and their successors, as Trustees of the Cal and Barbara Pendley Trust, by Quitclaim Deed from William C. Pendley and wife, Barbara S. Pendley, of record in Instrument No. 20040302-0023354, in the Register's Office of Davidson County, Tennessee, dated February 06, 2004 and recorded on March 02, 2004.

Being the same property conveyed to William C. Pendley and wife, Barbara S. Pendley, by Warranty Deed from David Q. Wood and wife, Marie H. Wood, of record in Book 4357, Page 577, in the Register's Office of Davidson County, Tennessee, dated August 12, 1969 and recorded on August 14, 1969.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLUEFIELDS, BRANSFORD REALTY COMPANY'S FIRST SUBDIVISION OF SAM P. SWEENEY'S FARM, as recorded in Plat Book 843, Page(s) 16.

This is improved property located at 120 Spring Valley Road Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2020.

Barbara Pendley Trustee
Barbara Pendley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Pendley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that Barbara Pendley is a trustee of the Cal and Barbara Pendley Trust Agreement dated February 6, 2004, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of April, 2020.

Notary Public

My Commission Expires: _____

True Copy Certification

I, Angie Lawless, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022