Karen Johnson Davidson County
Batch# 408615 DEEDWARR
06/01/2020 02:20:02 PM 2 pgs
Fees: $13.00 Taxes: $444.00
20200601-0056158

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER ~~FOR THIS TRANSFER~~ IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/31/21
(AFFIX SEAL)

WILLIAMSON COUNTY JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC, 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Armando Alvarado	New Owner	11901043900
(NAME)	(NAME)	
7052 North Lake Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **REBECCA SAWYER REDDY, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ARMANDO ALVARADO,** 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. 9 on the plan of W.G. Thuss' Addition, Nolensville Pike, as of record in Book 332, page 67, Register's Office for said County. Said Lot No. 9 fronts 50 feet on the northerly side of Peachtree Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Albert D. Sawyer and wife, Alma Pate Sawyer by deed of record in Book 1882, page 1, Register's Office for Davidson County. Tennessee. Alma Pate Sawyer having since died January 27, 2001. Albert D. Sawyer subsequently died on April 28, 2002, vesting title in Rebecca Sawyer Reddy pursuant to Last Will and Testament of record under Docket No. 02P933, Seventh Circuit Court of Davidson County, Tennessee, Probate Division. See also Personal Representative's Deed to Rebecca Sawyer Reddy of record in Instrument No. 20070522-0061021, said Register's Office.

This is improved property known as: 340 Peachtree Street, Nashville, TN 37210.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 the 29th day of May, 2020.

Rebecca Sawyer Reddy

Rebecca Sawyer Reddy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rebecca Sawyer Reddy with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that they executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 29th of May, 2020.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

