Karen Johnson Davidson County
Batch# 487757 DEEDWARR
10/01/2020 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20201001-0113670

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

05-NSH20-00219

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bernardo Caloca Alvarez 1204 Reelfoot Circle Nashville, TN 37214	Towers Community Bank 4564 Main St. Jasper, TN 37347	108-12-0-132.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Benjamin J. Denney, A Single Man** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bernardo Caloca Alvarez**, *unmarried man hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 106, on the plan of Section Two, Reelfoot, as shown by plat of record in Book 5200, Page 727, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Benjamin Joseph Denney, an unmarried man by deed from Dennis W. Tollison and wife, Jillian N. Tollison, dated March 31, 2016, recorded April 8, 2016, of record in Instrument No. 20160408-0034011, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Benjamin J. Denney, unmarried by Quitclaim Deed from Benjamin Joseph Denney (erroneously referred to as Benjamin Joseph Denny in Deed of Acquisition), also known as Benjamin J. Denney, unmarried, dated August 10, 2018, recorded August 16, 2018, of record in Instrument No. 20180816-0081259, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1204 Reelfoot Circle, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of September, 2020

Benjamin J. Denney

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 24 day of September, 20 20, before me personally appeared Benjamin J. Denney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Krystal Schuster

My Commission Expires: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

