This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Ruben Alvarez
205 Archwood Drive
Madison, Tennessee 37115

MORTGAGEE
Pinnacle Bank, Its Successors
2309 Crestmoor Road
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 501470 DEEDWARR
10/26/2020 10:16:53 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20201026-0123640

SEND TAX BILL TO:
Mortgagee

MAP 043
GROUP 11 0
PARCEL 070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Infusion Properties, LLC., a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ruben Alvarez and Dianna J. Alvarez, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 19 on the Plan of Archwood Acres, Section 1 as of record in Book 2133, page 120, Register's Office of Davidson, Tennessee described as follows:

BEGINNING on the westerly margin of Archwood Drive at the corner of Lots Nos. 18 and 19; thence with the line between said two lots westwardly 323.38 feet; thence South 68 deg. 11 min. 30 sec. West 82 feet to a concrete monument; thence South 35 deg. 19 min. 30 sec. East 197.88 feet to the corner of Lot No. 19 and a tract marked "Reserved"; thence with the line between two lots eastwardly 228.98 feet to the westerly margin of Archwood Drive; thence with same northwardly 112 feet to the beginning.

Being the same property conveyed to Infusion Properties, LLC, by Quitclaim Deed from Chad Lautt Trustee of Tip Top Trust Agreement Dated 10/11/2007, dated June 23, 2020 and filed of record June 23, 2020 in Instrument No. 20200623-0067547, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of Archwood Acres, of record in Book 2133, Page 120, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 205 Archwood Drive, Madison, Tennessee 37115.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ruben Alvarez and

Dianna J. Alvarez, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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.

WITNESS our hands this the 19th day of October, 2020.

Infusion Properties, LLC., a Tennessee Limited Liability Company

Chad Lautt, authorized member

By: Chad Lautt, authorized member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Chad Lautt,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **authorized member** of **Infusion Properties, LLC., a Tennessee Limited Liability Company,** the within named bargainor **Chad Lautt,** and that he as such **authorized member**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such .

WITNESS my hand and official seal at office this 19th day of October, 2020.

NOTARY PUBLIC
My Commission Expires: ~~January 23, 2023~~ My Commission Expires

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of October, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY