WARRANTY DEED

Karen Johnson Davidson County
Batch# 534550 DEEDWARR
12/15/2020 10:33:31 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20201215-0147650

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2020.

Notary Public

My commission expires:

(AFFIX SEAL)

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alexis Arevalo	Highland Residential Mortgage, LTD	Map 150-05-0 Parcel 366.00
344 Clearwater Drive	12001 N. Central Expressway, Ste 750	
Nashville, TN 37217	Dallas, TX 75243	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Luis A. Galarza Alvarez, unmarried

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

Alexis Arevalo, an unmarried woman

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. 36B on the Revised Zone Lot Division Lot Nos. 10-16 and 18-43, Edge-O-Lake, Section 21, of record in Plat Book 6900, Page 256, revising Plat Book 5200, Page 577 and Plat Book 6250, Page 111, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Luis A. Galarza Alvarez, unmarried, by Warranty Deed dated May 7, 2014 from Linda Lee Kenney, Trustee of the George Harbaugh Coffman Revocable Living Trust, U/A/D April 14, 2014 with full power to seller, transfer of convey without the joinder of any beneficiary, of record in Instrument No. 20140514-0041255, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6900, Page 256, revising Plat Book 5200, Page 577 and Plat Book 6250, Page 111, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Deed of Conveyance by the Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 7477, Page 797, said Register's Office. (3) Taxes for the current year which were prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **344 Clearwater Drive, Nashville, TN 37217**

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 that we are 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 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.

Witness my/our hand(s) this **11th** day of **December, 2020.**

Luis A. Galarza Alvarez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Luis A. Galarza Alvarez,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **December, 2020.**

Notary Public

My Commission Expires: 11/8/21

