Karen Johnson Davidson County
Batch# 949737 DEEDWARR
12/09/2022 09:13:16 AM 2 pgs
Fees: $13.00 Taxes: $2,656.60
20221209-0128203

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT221000274

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$718,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 8th day of December, 2022

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric F. Alvarez and Jeffrey D. Swafford **4702 Lovewood Drive** **Nashville, TN 37216**	**SAME**	**061-08-0-097.00**

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

Margaret J. Slater and Samuel Poland, husband and wife

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

Eric F. Alvarez and Jeffrey D. Swafford, Spouses Married to each other with rights of survivorship

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 part of Lot 44 of Section Two, McGaughey Heights, as of record in Book 1835, Page 58, Register's Office for said County.

SAID part of Lot No. 44 is described as follows: BEGINNING on the easterly margin of Lovewood Drive at the corner of Lots Nos. 44 and 45; thence with the line between said two lots, eastwardly 200 feet; thence southwardly 120 feet; thence westwardly 1-1/2 feet, more or less; thence southwardly 80 feet more or less, to the southerly line to Lot No. 44; thence with said line, westwardly 198-1/2 feet, more or less, to the southwest corner of Lot No. 44; thence northerly 30 feet to the easterly margin of Lovewood Drive; thence with said Drive northwardly 170 feet to the beginning.

BEING the same property conveyed to Margaret J. Slater, unmarried, by Warranty Deed from D. L. Bacigalupo and wife, Margaret C. Bacigalupo, dated 11/8/2001 and recorded 11/14/2001 in Instrument No. 20011114-0125145, Register's Office for Davidson County, Tennessee.

The undersigned Samuel Poland spouse of Margaret J. Slater joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **4702 Lovewood Drive, Nashville, TN 37216**
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 and assigns forever, and we do covenant with 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 our hands this 8th day of December, 2022.

Margaret J. Slater

Samuel Poland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret J. Slater and Samuel Poland the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 2022.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025