WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,750.00

Martha A. Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Expires JULY 24, 2004

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha A. Hawkins	Same as new owner	63-1-47
(NAME)	(NAME)	
1417 Brannom Drive		11D 85108
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Andrew B. Alexander and wife, Alice Alexander, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha A. Hawkins, 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:

BEING Lot No. 5 in Lazy Acres, as shown on a Plan of record in Book 3500, Page 146, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

SAID Lot No. 5 fronts 165 feet on the easterly side of Brannom Drive and extends back 265 feet on the northerly line and 263.8 feet on the southerly line to a dead line measuring 165 feet therein.

Being the same property conveyed to Andrew B. Alexander and wife, Jean C. Alexander by deed from Harold D. Woosley and wife, Nancy C. Woosley of record in Book 5046, page 971, Register's Office, Davidson County, Tennessee. Andrew B. Alexander and wife, Jean C. Alexander subsequently conveyed a remainder interest in the subject property to Linda Dee Alexander Kotler by Deed of Remainder Interest of record in Book 9480, page 334, said Register's Office. Linda Dee Alexander Kotler subsequently conveyed her interest in the subject property to Richard A. Kotler by Quitclaim Deed of record in Instrument No. 200302140020538, said Register's Office. Richard A. Kotler subsequently conveyed his interest in the subject property to Andrew B. Alexander by Quitclaim Deed of record in Instrument No. 200303270040228, said Register's Office. The said Jean C. Alexander having since died on 2-3-03 leaving Andrew B. Alexander as the surviving tenant by the entireties.

Alice Alexander herein joins to convey any and all right and interest she may have; especially her marital rights.

unimproved ☐

This is improved ☒ property, known as 1417 Brannom Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 23rd day of May, 2003.

Andrew B. Alexander
Andrew B. Alexander

Alice Alexander
Alice Alexander

Davidson County DEEDWARR
Recvd: 05/31/03 10:46 2pgs
Fees:13.00 Taxes:616.98

20030531-0073774

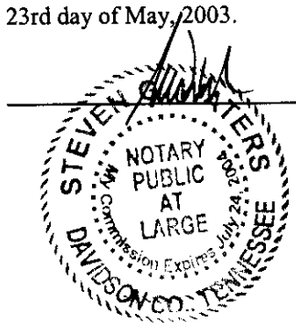
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew B. Alexander and wife, Alice Alexander, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 23rd day of May, 2003.

Commission expires:



Notary Public