File No. 260101474

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/06 13:09 2 pgs
Fees:13.00 Taxes:333.00
20060207-0015171

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

George Clement
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2008

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Clement		085-07-0-009.00
(NAME)	(NAME)	
1804 Rosebank	SAME	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **William J. Alder**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Clement**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 231, Section Four, STANFORD COUNTRY CLUB ESTATES Subdivision, as shown on plat of record in Plat Book 2900, Pages 83 and 84, in the register's Office, Davidson County, TN, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William J. Alder, and wife, Geva L. Alder by deed from Carl Batson, and wife, Bettye H. Batson dated December 16, 1960 filed for record on December 21, 1960 in Book 3165, Page 115, Register's Office for Davidson County, Tennessee. The said Geva L. Alder having since died and subject property vested in William J. Alder as the surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3207 Downeymeade Court, Nashville, TN 37212
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 3rd day of February, 2006.

William J. Alder

STATE OF TENNESSEE

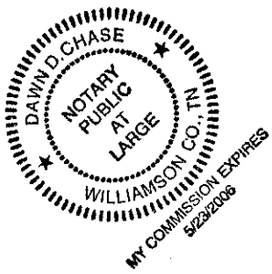
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William J. Alder, 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 Brentwood, Tennessee, this 3rd day of February, 2006.

Notary Public

My Commission Expires:



File Number: 260101474

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027