WARRANTY DEED

08-05-003

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 462,000.00

Karen Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of May, 2008

Dee Files Kennedy
Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/21/08 11:38 2 pg
Fees:13.00 Taxes:1709.40
20080521-0052086

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RICKY ALEXANDER and ASHLEY DUNHAM ALEXANDER	New Owner	172-10-B
(NAME) 412 Caledonian Court	(NAME)	134.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ROBERT R. MORSE and CYNTHIA J. MORSE, Husband and Wife** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICKY ALEXANDER and ASHLEY DUNHAM ALEXANDER, Husband and Wife** hereinafter called the Grantee(s), their 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. 26 on the Plan of Christiansted Valley, Phase Three, A Planned Unit Development of record in Instrument No. 20060316-0030458, 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 Robert R. Morse and Cynthia J. Morse, husband and wife, by Deed from Turnberry Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20070711-0082452, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☑ property known as: 412 Caledonian Court, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hand, this 15th day of May, 2008.

ROBERT R. MORSE

CYNTHIA J. MORSE

STATE OF FLORIDA)
COUNTY OF LEE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT R. MORSE and CYNTHIA J. MORSE**, 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 Ft Myers, Florida, this 15th day of May, 2008.

My Commission Expires: 6/30/08

Notary Public

LUIS A. CARTAGENA
Notary Public, State of Florida
My comm. expires June 30, 2008
No. DD 334125

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen Russell

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Karen Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public