WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/08 09:12 2 pg
Fees:13.00 Taxes:510.60
20080606-0058147

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May, 2008.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Alexander and wife, Donna Alexander		MAP - 176-05-O-A
(NAME)	(NAME)	
6729 Birchbrook Drive	NEW OWNER	
(ADDRESS)	(ADDRESS)	PARCEL -027.00CO
Antioch, TN 37013		
(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, **Jennifer S. Alexander and husband, Matthew R. Alexander**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mike Alexander and wife, Donna Alexander**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 6729 Birchbrook Drive, Antioch, TN 37013
(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 our hands this 30 day of May, 2008.

Jennifer S. Alexander

Matthew R. Alexander

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Jennifer S. Alexander and Matthew R. Alexander, the within named 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 30 day of May, 2008.
Commission expires: October 26, 2008

Shanna Ray Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

Being Lot No. 44 on the Plan of Hickory Woods Estates, Section C, as shown of record in Plat Book 6900, Pages 885-887, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer S. Alexander and husband, Matthew R. Alexander by Deed from Chi-Hong Park, married, filed for record 11/06/03 as Instrument No. 20031106-0163360, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 6900, Pages 885-887, Register's Office of Davidson County, Tennessee.

Subject to Anchor Easement as shown of record in Book 10153, Page 990, Register's Office of Davidson County, Tennessee.

Subject to Transmission Line Easements to United States of America as shown of record in Book 9632, Page 990, Register's Office of Davidson County, Tennessee.

Subject to Water Mains Easement as shown of record in Book 8169, Pages 571 and 588, Register's Office of Davidson County, Tennessee.

Subject to Sanitary Sewer Easement as shown of record in Book 6952, Page 830, Book 6954, Page 21, Book 7145, Page 618, Book 8169, Page 571, Book 8169, Page 564, and Book 9790, Page 311, Register's Office of Davidson County, Tennessee.

Subject to Agreement for Sanitary Sewer Taps as shown of record in Book 5935, Pages 707-719, Book 6008, Page 756, and Book 6252, Page 270, Register's Office of Davidson County, Tennessee.

Subject to Riles and Regulations as shown of record in Instrument No. 20010614-0062709, and Instrument No. 20011015-0111957, Register's Office of Davidson County, Tennessee.

Subject to PUD Boundary as shown of record in Plat Book 6900, Page 884, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 7857, Page 87, Book 7876, Page 67, and Book 9680, Page 319, Register's Office of Davidson County, Tennessee.

Subject to Quitclaim Deed for Open Space to Homeowners Association as shown of record in Book 9786, Page 923, Register's Office of Davidson County, Tennessee.

Subject to an easement in favor of Tennessee Power Company for TVA Lines as shown of record in Book 437, Pages 24 and 39, Register's Office of Davidson County, Tennessee.

Subject to Ingress and Egress Easement as shown of record in Book 4725, Page 961, Register's Office of Davidson County, Tennessee.

Subject to Dedication of Easement for Sanitary Sewer as shown of record in Book 4435, Page 20, Register's Office of Davidson County, Tennessee.

Subject to Deed of Conveyance to Metropolitan Government as shown of record in Book 5055, Page 441, Register's Office of Davidson County, Tennessee.

Subject to an easement in favor of Nashville Gas Company as shown of record in Book 5897, Pages 209 and 224, Book 5909, Page 915, and Book 6079, Page 356, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 9678, Page 187, Book 9764, Page 44, and Book 11180, Page 802, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Record Book 9678, Page 213, Instrument No. 20001207-0120450, Instrument No. 20010614-0062710, and Instrument No. 20031010-0150800, Register's Office of Davidson County, Tennessee.

Subject to any Homeowners Association Dues that may be assessed.