Return to:
First National Financial Title Services
5034 Thoroughbred Lane Suite C
Brentwood, TN 37027 N15937

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.221.4599 • Fax: 615.221.4592
File No. N15937

BILL GARRETT, Davidson County
Trans:T20090025073 DEEDWARR
Recvd: 04/16/09 08:52 2 pgs
Fees:13.00 Taxes:969.40
20090416-0034422

Property Address:
809 Fatherland Street, Nashville, TN 37206 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Chad Richard Braun, and wife, Elizabeth Ann Lyell**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Sean M Alexander and wife, Jennifer Holskey Alexander**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 78, on the Plan of Barrows Addition to Edgefield, now East Nashville, as shown by plat of record in Plat Book 1, Page 13, Chancery Court for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all restrictions, easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Steven G Huddleston, unmarried, dated March 1, 2005, and recorded March 4, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 20050304 0024233.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 25 day of MARCH, 2009.

{Seal}
Chad Richard Braun

{Seal}
Elizabeth Ann Lyell

State of TENNESSEE
County of Davidson

On this the 25 day of March, 2009, before me, the undersigned officer, personally appeared Chad Richard Braun, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

KEVIN STEINKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission expires: 10/10/11

State of TENNESSEE
County of Davidson

On this the 09 day of April, 2009, before me, the undersigned officer, personally appeared Elizabeth Ann Lyell, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

KEVIN STEINKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission expires: 10/10/11

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $ 262,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 09 of April, 2009.

KEVIN STEINKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission expires: 10/10/11

Name of Owner and Property Address:
Sean M Alexander and Jennifer Holskey Alexander
809 Fatherland Street
Nashville, TN 37206

Person Or Entity Responsible For Payment Of Taxes:
Sean M Alexander and Jennifer Holskey Alexander
Avenue Bank
111 10th Avenue S Suite 200, Nashville, TN 37203

Tax Parcel ID#: 082-16-0 195.00