File No. 291000433

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090078410 DEEDWARR
Recvd: 11/18/09 10:02 2 pgs
Fees:13.00 Taxes:333.00
20091118-0106107

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/11/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Edward Alford	Access National Mortgage	01913002700
(NAME) 111 Connell St.	(NAME) 1800 Robert Fulton Dr., Ste 350	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Reston, VA 20191-4346	
(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, We, **Carl Minchey and wife, Nancy D. Minchey,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Edward Alford, an unmarried man**, 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:

Land in Davidson County, Tennessee, being Lot No. 7 and the west 20 feet of Lot No. 6, and a small portion of the east part of Lot No. 8 on the Plan showing subdivision of part of W. B. Myers Home Place, at Goodletsville, Tennessee, as of record in Book 547, page 41, Register's Office for said County. Said Lot No. 7 and the west 20 feet of Lot No. 6 and part of Lot No. 8 are more particularly described as following: Beginning at a point on the southerly margin of Connell Street, said point being the common corner of Lots Nos. 7 and 8 in said subdivision; running thence, with the southerly margin of Connell Street, east 70 feet to a point 20 feet east of the common corner of Lots Nos. 6 and 7 in said subdivision; thence in a southerly direction 140 feet to the northerly margin of an alley; thence with the northerly margin of said alley, westerly 82 feet to a point 12 feet west of the common corner of Lots Nos. 7 and 8; thence northerly 140 feet to the southerly margin of Connell Street, the point of beginning.

Being the same property conveyed to Nancy D. Minchey by deed from Comer Russell, unmarried of record in Instrument 20030625-0087097 on 06/18/2003 and filed for record on 06/25/2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien and are now due and payable; (2) All matters as set forth per Plat Book 547, Page 41, said Register's Office.

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 111 Connell Street, Goodlettsville, TN 37072
(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 hands this 16th day of November, 2009.

Carl Minchey

Nancy D. Minchey

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Carl Minchey and wife, Nancy D. Minchey the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of November, 2009.

Commission expires:
1/11/11

Notary Public

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: 291000433

RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075