03

Realty Title

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29987-03-2011** **Record & Return To:** **Realty Title** **3815 Cleghorn Avenue, SUite 102** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me this 5th day of April, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Susan Schaefer 309 Cross Timbers Drive Nashville, TN 37221	**Send Tax Bills To:** **FRANKLIN AMERICAN MTG. CO.** **501 CORPORATE CENTRE DR.#400** **FRANKLIN, TN 37067**	**Tax Information:** Map and Parcel No.: 128 140 03500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vic L. Alexander and wife, Linda Alexander**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Schaefer, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 309 Cross Timbers Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of April, 2011.

Vic L. Alexander

Linda Alexander

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Vic L. Alexander and Linda Alexander**, 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, at office, this 5th day of April, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110021368 DEEDWARR
Recvd: 04/11/11 16:02 2 pgs
Fees:13.00 Taxes:684.50

20110411-0028015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. Lot 98 on the Plan of Section Two, Harpeth Park, of record in Plat Book 3700, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Vic Alexander, married, and Candace Alexander, unmarried, joint tenants with right of survivorship, by deed dated July 14, 2006, from Kirk Low, Jr., unmarried, of record in Instrument No. 20060726-0089879, Register's Office for Davidson County, Tennessee. Being further conveyed to Vic L. Alexander and wife, Linda Alexander, by quitclaim deed from Vic Alexander, married, and Candace Alexander, unmarried, joint tenants with right of survivorship, of record in Instrument No. 20091112-0104336, said Register's Office.

This conveyance is made subject to:

1. 2011 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 3990, page 68, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 3700, page 58, Register's Office for Davidson County, Tennessee.