File B4
24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110059327 DEEDWARR
Recvd: 09/23/11 14:19 2 pgs
Fees:13.00 Taxes:144.30
20110923-0073933

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011

(AFFIX SEAL)

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ali Alkoka	NEW OWNERS	052010A10100CO
(NAME)	(NAME)	
101 Coventry Woods Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	,	
(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, **Sheri Sterban now Sheri Traxler and husband, Doug Traxler**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ali Alkoka, a single person**, 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:

Being Unit No. 101 on the Plan of Section One – Revised, Coventry Woods, as of record in Book 6250, page 567, Register's Office for Davidson County, Tennessee, and s shown on the site plan of Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions of Coventry Woods, Phase I, of record in Book 6966, page 370, said Register's Office, to which reference is hereby made for a more complete description

Being the same property conveyed to Sheri Sterban and husband, Christopher P. Sterban by deed from Joe W. Hudgins and wife, Eunice D. Hudgins of record in Book 10493, page 738, Register's Office for Davidson County, Tennessee. Further conveyed to Sheri Sterban by Quitclaim Deed pursuant to Divorce Decree in the Davidson County Circuit Court, Docket No. 03D-1291, from Christopher Sterban, of record in Instr. No. 20040416-0042760, said Register's Office.

Sheri Sterban having since married Doug Traxler, he joins in this conveyance to convey any and all interest he may have in said property.

This conveyance is subject to 2011 taxes, prorated and assumed by the Grantees: all matters as set out on the plan of record in Book 6250, page 567; Declaration of Covenants, Conditions, and Restrictions as set out in Book 6966, page 370, said Register's Office. Charter of Coventry Woods Homeowners' Association, as set out in Book 7619, page 801, said Register's Office. Subject to the assessment of homeowners association fees, if any. Subject to the rights and claims of parties in possession.

unimproved ☐

This is improved ☒ property, known as 101 Coventry Woods Drive, Madison, TN 37115

(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 my hand this 22nd day of September, 2011.

Sheri Sterban Traxler
Sheri Sterban Traxler

Doug Traxler
Doug Traxler

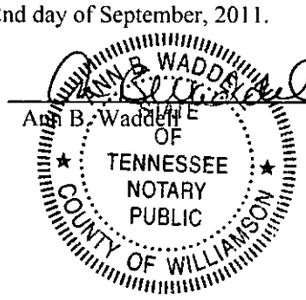
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Sheri Sterban, now Traxler and Doug Traxler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of September, 2011.

Commission expires: October 22, 2011



Ann B. Waddell Notary Public