BILL GARRETT, Davidson County
Trans:T20130017250 DEEDWARR
Recvd: 03/01/13 13:43 2 pgs
Fees:13.00 Taxes:405.15
20130301-0020872

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13012956

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
13-0059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is geater, for this transfer is: $109,500.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2013.

Notary Public
My Commission Expires: 3-26-16

Sherry Accord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dustin P. Alvis	New Owner	Tax Parcel ID No.
1208 Joseph Ave		071-15-0 281.00
Nashville TN 37207		

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, **Alan Maness and wife, Tracy B. Maness** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dustin P. Alvis**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 49, C.F. SHARPE AND W.L. HORNS 2ND SUBDIVISION OF LINDSLEY PROPERTY, as shown on plat of record in Plat Book 161, Page 53, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alan Maness and wife, Tracy B. Maness by Warranty Deed from Kudzu Real Estate, Inc., recorded on the 25th day of February, 2009 in Instrument No. 20090225-0016570, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C.F. SHARPE AND W.L. HORNS 2ND SUBDIVISION OF LINDSLEY PROPERTY, as recorded in Plat Book 161, Page(s) 53.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1208 Joseph Ave Nashville TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 26th day of February, 2013.

Alan Maness

Tracy B. Maness

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alan Maness and Tracy B. Maness, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014