WARRANTY DEED

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/19/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kasey Littlefield	same	61-06-74
(NAME)	(NAME)	
4105 Hutson Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, Lonnie R. Alexander and wife, Ann V.B. Alexander, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kasey Littlefield, unmarried, 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 Lot No. 202 on the Map of Maplewood Heights Second Division, Book 547, pages 103 and 104, Register's Office for Davidson County, Tennessee. Said Lot No. 202 fronts 100 feet on the easterly side of Hutson Street and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Lonnie R. Alexander and wife, Ann V.B. Alexander, by deed of record in Instrument Number20020530-0065675 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Maplewood Heights of record in Book 547, pages 103 and 104, Register's Office for Davidson County, Tennessee. Easement of record in Book 4720, page 538, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4105 Hutson Avenue, Nashville, TN 37216

(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.

BILL GARRETT, Davidson County
Trans:T20130024901 DEEDWARR
Recvd: 03/27/13 14:09 2 pgs
Fees:13.00 Taxes:508.75
20130327-0030171

Witness our hands this 18th day of March, 2013.

Lonnie R. Alexander

Briana V.B. Alexander

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lonnie R. Alexander and Ann V.B. 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 and official seal at Franklin, Tennessee this 18th day of March, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017