BILL GARRETT, Davidson County
Trans:T20130039566 DEEDWARR
Recvd: 05/13/13 09:47 3 pgs
Fees:18.00 Taxes:980.50

20130513-0047832

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00

Hillary Torrence
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF MAY, 2013.

Notary Public

NOTARY PUBLIC

MY COMMISSION EXPIRES 11.3.2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5343 ALEXANDER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Courtney M. Alexander and Jason B. Alexander	SunTrust Mortgage	102-15-0 025.00
724 Newberry Road	901 Semmes Ave	
Nashville, TN 37205	Richmond, VA 23224	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROSANNA S. MCDONALD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JASON B. ALEXANDER AND COURTNEY ALEXANDER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 724 Newberry Road, Nashville, TN 37205

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seizedand 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), their heirs and/or 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 on the 7 day of May, 2013.

Rosanna S. McDonald

Rosanna S. McDonald

STATE OF California
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ROSANNA S. MCDONALD, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oakland, California, this 7 day of May, 2013.

Notary Public Stephanie Diana Brown

My Commission Expires: July 4, 2015

STEPHANIE DIANA BROWN
COMM. #1943220
Notary Public - California
Solano County
My Comm. Expires July 4, 2015

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Alameda } ss.

On May 7, 2013 (Date) before me, Stephanie Diana Brown (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),
personally appeared Rosanna S. McDonald (Name(s) of Signer(s)),

☑ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Stephanie Diana Brown
Signature of Notary Public

STEPHANIE DIANA BROWN
COMM. #1943220
Notary Public - California
Solano County
My Comm. Expires July 4, 2015

NRO1 NRO1

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: May 7th, 2013 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: Rosanna S. McDonald

☑ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 312, BROOK MEADE, SECTION IX, as shown on plat of record in Plat Book 2331, Pages 34 and 35, 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 by Quitclaim Deed from Thomas E. McDonald to Rosanna S. McDonald as recorded on the 16th day of September, 2005 in Instrument No. 20050916-0111748 and Warranty Deed from Patricia F. Smith, unmarried to Thomas E. McDonald and Rosanna Salgado McDonald as recorded on the 2nd day of May, 2003 in Instrument No. 20030502-0059078, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOK MEADE, SECTION IX, as recorded in Plat Book 2331, Page(s) 34 and 35, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2436, Page 553 (expired) , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

f. Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 4462, Page 131.