BILL GARRETT, Davidson County
Trans:T20130070174 DEEDWARR
Recvd: 08/14/13 15:51 2 pgs
Fees:13.00 Taxes:538.35

20130814-0085593

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $145,500.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH day AUGUST 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
215 2ND Ave North, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Harris	Jessica Harris	082-04-0-323.00
(NAME) 944 McFerrin Ave.	(NAME) 724 Highland Ave.	
(ADDRESS) Nashville, TN, 37206	(ADDRESS) Maryville, MD 64468	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **William Howard Alexander, an unmarried man** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Harris, an unmarried woman** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly 50 feet of the northerly 100 feet of Lots Nos. 1, 2 and 3, Block "B" on the Map of Nashville Trust Company's Subdivision of the Shryer Property, as of record in Book 843, page 25, Register's Office for said County.

Said parts of said lots front 50 feet on the westerly side of McFerrin Avenue and run back between parallel lines 158 feet to the east line of Lot No. 4 of said block.

Being the same property conveyed to HOWARD ALEXANDER AND WIFE, ODELL P. ALEXANDER, by deed from CLIFTON O. ROBINSON AND WIFE, ONA SMITH ROBINSON, of record in Book 3315, page 347, dated December 22, 1961, said Register's Office. The said Odell P. Alexander having since died. Said property being further conveyed to WILLIAM HOWARD ALEXANDER, by Quitclaim Deed from HOWARD ALEXANDER, of record in Book 8674, page 514, dated July 13, 1992, said Register's Office. Helen Alexander further conveyed her interest to William Alexander of record in Book 9197, page 739, dated September 22, 1993, said Register's Office.

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/our hand(s) this 9 day August 2013.

William Howard Alexander

William Howard Alexander, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William Howard Alexander, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 9 day August 2013.

My Commission Expires: MAR 0 8 2016

Notary Public

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201