This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Shannon F. Alexander
809 Forest Hills Drive
Nashville, Tennessee 37220

SEND TAX BILL TO:
Owner & Mortgagee

MORTGAGEE:
Vanas Carl George and Mary Douraine George
5189 Colleton Way
Brentwood, TN 37027

MAP 160-06
GROUP
PARCEL 12.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Vanas Carl George and wife, Mary Douraine George,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Shannon F. Alexander, married**, hereinafter called the GRANTEE, her 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 Lot No. 199 on the Plan of Oak Hill Estates, Section One, of record in Book 3700, pages 118-120, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 199 Fronts 140 feet on the southerly side of Forest Hills Drive and extends back 490 feet on the easterly line and 512 feet on the westerly line to a dead line, measuring 221.39 feet thereon.

Together with all rights provided in appurtenant Utility Easement of record in Book 8357, page 68, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Vanas Carl George and wife, Mary Douraine George by deed dated March 29, 1972 from J. B. Downey, Trustee of record in Book 4588, page 662, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20130095201 DEEDWARR
Recvd: 11/07/13 10:22 3 pgs
Fees:18.00 Taxes:1794.50
20131107-0115536

This is **improved** property known as **809 Forest Hills Drive, Nashville, Tennessee 37220.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **31st** day of **October, 2013.**

Vanas Carl George

Mary Douraine George

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Vanas Carl George and wife, Mary Douraine George**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of October, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
NOTARY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $485,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of October, 2013.

NOTARY PUBLIC

My Commission Expires:

5-3-16

