WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101365 DEEDWARR
Recvd: 12/03/13 11:13 2 pgs
Fees:13.00 Taxes:651.20

20131203-0122968

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $176,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF DECEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/8/17

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5938 ALEXANDER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joseph Kurt Alexander	same	161110F02700CO
5736 Amalie Drive		
Nashville, TN 37211		

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,

MICHAEL ORGAN, AND WIFE, MICHELLE ORGAN

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

JOSEPH KURT ALEXANDER, AN UNMARRIED MAN

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 5736 Amalie Drive, Nashville, TN 37211

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 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 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 our hand on the 2nd day of December, 2013.

Michael Organ

Michelle Organ

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, MICHAEL ORGAN AND MICHELLE ORGAN, the bargainor(s), 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 2nd day of December, 2013.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 27, TOWNHOMES OF BRENTWOOD, A CONDOMINIUM, as shown on plat of record in Plat Book 9700, Page 990, 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 Michael Organ and Michelle Organ, husband and wife, joint tenants by Warranty Deed from Roberta H. Dyer, unmarried, recorded on the 5th day of September, 2006 in Instrument No. 20060905-0109129, 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.

a. County of Davidson taxes for the year 2014 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 TOWNHOMES OF BRENTWOOD, as recorded in Plat Book 9700, Page(s) 990, 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. Charter of Townhomes of Brentwood Owner's Association recorded in Book 11629, Page 845, amended at Instrument No. 20000215-0015333.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TOWNHOMES OF BRENTWOOD Condominium of record in Book 11629, Page 850 , as amended by instrument(s) of record in Instrument Nos. 20000215-0015334, 20010626-0067542 and 20020205-0015877; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

f. Easement for Transmission Line, recorded in Book 2338, Page 222 and Book 2335, Page 221.

g. Conveyance to Homeowner's Association recorded at Instrument No. 20000215-0015335.