BILL GARRETT, Davidson County
Trans: T20130106164 DEEDWARR
Recvd: 12/20/13 13:30 2 pgs
Fees: 13.00 Taxes: 1073.00

20131220-0128802

RECORD AND ~~RETURN TO:~~
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-131200596

Return to: Realty Title
206A Cool Springs Blvd, Ste 106
Franklin, TN 37067

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 19th day of December, 2013

Notary Public

MY COMMISSION EXPIRES: 10-18-16

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy M. Luccketta 5820 Cane Ridge Road Antioch, TN 37013	Magna Bank 4525 Quail Hollow Rd, Ste 300 Memphis, TN 38120	182-00-0-091.00

FOR AND IN 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,

William Darrell Alexander, married

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

Troy M. Luccketta, an unmarried man

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:

SITUATED in the 5th Civil District of Davidson County, Tennessee, and further described according to a survey by Emery L. Miller, Registered Land Surveyor, dated April 10, 1972, as follows:

BEGINNING at a point in the center line of Cain Ridge Road, said point being approximately 10 miles from the intersection with Old Franklin Road; thence North 82 degrees 57 minutes E, 881.7 feet to an iron pin; thence S 54 degrees 20 minutes W, 218.5 feet to a post in an old established fence line; thence with said fence line, S 79 degrees 40 minutes W, 41.0 feet to a post; thence S 48 degrees 00 minutes W, 12.5 feet to a post; thence S 11 degrees 00 minutes W, 162.0 feet to a post; thence S 5 degrees 00 minutes W, 63.0 feet to a post; thence S 8 degrees 20 minutes W, 92.5 feet to a post; thence S 4 degrees 00 minutes W, 25.0 feet to an iron pin in said fence line; thence N 87 degrees 30 minutes W, 806.6 feet to a P.K. nail in the center line of Cain Ridge Road; thence N 6 degrees 27 minutes E, 431.0 feet with the center line of said Road to a P.K. Nail in the center line of said Road, being the point of beginning.

Being the same property conveyed to Jean Alexander and husband, Willie C. Alexander by deed from Sara Ledbetter Lynch, dated April 26, 1972, recorded April 27, 1972, of record in Book 4596, Page 869, Register's Office for Davidson County, Tennessee. The said Jean Alexander and husband, Willie C. Alexander both having since died. Jean Alexander having predeceased Willie C. Alexander. By Will of Willie C. Alexander of record in Will Book 227, Page 565, Docket No. 99P-774, Office of the Davidson County Probate Court Clerk, subject property was devised to William Darrell Alexander.

The undersigned Melanie Alexander spouse of William Darrell Alexander joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **5820 Cane Ridge Road, Antioch, TN 37013**

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 our hands this 19th day of December, 2013.

William Darrell Alexander

William Darrell Alexander

Melanie Alexander

Melanie Alexander

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at Smyrna, Tennessee, this 19th day of December, 2013.

Commission Expires:_____

Gail C. Victory

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014