BILL GARRETT, Davidson County
Trans:T20140050469 DEEDWARR
Recvd: 07/15/14 10:10 2 pgs
Fees:13.00 Taxes:554.63

20140715-0062228

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-6024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.

Alexis Danielle Ross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF July, 2014.

Michelle W Locke
Notary Public

Commission Expiration: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Alexis Danielle Ross	New Owner	
5209 Alyadar Drive		**09802003100**
Hermitage, TN 37076		

WARRANTY DEED

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

Ruth F. Alm, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexis Danielle Ross, an unmarried woman

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, Tennesse, being Lot No. 68 on the Plan of Roxborough Subdivision, of record in Plat Book 5200, page 63, Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ruth F. Alm on 06/01/1993 by deed from Lucille C. Alm, filed for record on 06/15/1993 in Book 8981, page 868, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 5209 Alyadar Drive, Hermitage, TN 37076

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, their heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencombered, unless otherwise herein set out; and we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 my hand this 10 day of July, 2014.

Ruth F. Alm

Ruth F. Alm

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ruth F. Alm**, 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 BONITA SPRINGS, Florida this 10 day of JULY, 2014.

Notary Public

Commission Expiration: 11/16/2016

ROBERT C. ANDRIS
Notary Public - State of Florida
My Comm. Expires Nov 16, 2016
Commission # EE 219056
Bonded Through National Notary Assn.

ROBERT C. ANDRIS
Notary Public - State of Florida
My Comm. Expires Nov 16, 2016
Commission # EE 219056
Bonded Through National Notary Assn.