BILL GARRETT, Davidson County
Trans:T20140082803 DEEDWARR
Recvd: 11/03/14 14:15 2 pgs
Fees:13.00 Taxes:2775.00
20141103-0101336

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 56957
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sidney S. McAlister Jr. Elizabeth L. McAlister 417 West Hillwood Drive Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 10313005800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric L. Stengel, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sidney S. McAlister Jr. and Elizabeth L. McAlister, as husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Hillwood Estates, Section Five of record in Book 2133, page 55, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric L. Stengel by Warranty Deed from Jean R. Cheek, unmarried, dated March 5, 2012 and recorded on March 6, 2012 of record in Doc. No. 20120306-0019432, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, page 55, said Register's Office, which Plan shows an 80 foot minimum building setback line from West Hillwood Drive, and 10 foot easement for public utility purposes along the rear and southerly line(s) of said lot. Restrictive Covenant for Detached Structure of record in Doc. No. 20120321-0024119, said Register's Office.

This is improved property, known as 417 West Hillwood Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 2014

Eric L. Stengel

State of Tennessee

County of Davidson

On this 30th day of October, 2014, before me the undersigned authority, personally appeared Eric L. Stengel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $750,000.00.

Affiant

Sworn and subscribed before me this 31st day of October, 2014

Notary

My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017