BILL GARRETT, Davidson County
Trans:T20140086084 DEEDWARR
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Fees:13.00 Taxes:92.13

20141114-0105388

ADDRESS NEW OWNERS and
SEND TAX BILLS:
DARYL M. ADLER and
NELSON HOLT
232 Valley Bend Drive
Nashville TN 37214

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
26 - 1 - 50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **JERRY ALDERSON,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to **DARYL M. ADLER and NELSON HOLT,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 23 on the Plan of Roscoe Place Second Addition, Block G, located in Plat Book 843, Page 73, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description. The description is the same as in the previous deed of record.

BEING the same property conveyed to Jerry Alderson from William H. Dorris and Robert B. Huffine by deed recorded April 6, 2009 in Instrument No. 20090406-0030982, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as Lot A-23 East Avenue, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 12 day of November, 2014.

JERRY ALDERSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, **JERRY ALDERSON,** the within named bargainor 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 at office this 12 day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $24,900.00.

AFFIANT

Subscribed to and sworn before me, this the 12 day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
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