WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150061252 DEEDWARR
Recvd: 07/27/15 11:05 2 pgs
Fees:13.00 Taxes:518.00
20150727-0073500

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY of JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/5/17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy J. Stumph	Silverton Mortgage	13308014500
(NAME)	(NAME)	
537 Cathy Jo Circle	1201 Peachtree St NE, Ste 2050	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Atlanta, GA 30361	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Carl Donald Alexander Jr. and Kaneal Gay Alexander, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Timothy J. Stumph,** 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:

Being Lot No. 50 on the plan of Phase 1, Valley View Terrace of record in Book 5200, page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 50 fronts 148.18 feet n the easterly margin of Cathy Jo Circle and extends back 186.47 feet on the northeasterly line and 170.00 feet on the southerly line to a point of intersection.

Being the same property conveyed to Don Alexander and wife, Kaneal G. Alexander by deed from Randall L. Rushing and wife, Kathy L. Rushing dated 6/1/83 of record in Book 6068, page 586, Register's Office for Davidson County, Tennessee. Further conveyed to Carl Donald Alexander, Jr. and wife, Kaneal Gay Alexander by Quitclaim Deed of record in Book 7350, page 258, said Register's Office.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 5200 page 77; restrictive covenants as set out in Book 5173, page 550, Book 5323, page 310, and Book 5329, page 242, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 537 Cathy Jo Circle, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 21st day of July, 2015.

Carl Donald Alexander Jr.

Kaneal Gay Alexander

State of Tennessee
County of Williamson

Personally appeared before me Carl Donald Alexander Jr. and Kaneal Gay Alexander, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of July, 2015.

Notary Public

My Commission Expires: 10/5/15

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2015-080