WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150099399 DEEDWARR
Recvd: 11/23/15 10:48 2 pgs
Fees:13.00 Taxes:980.50
20151123-0118494

R-VRES-15-2321-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lee Elizabeth Kilgore	new owner	
(NAME)	(NAME)	**083-11-0-108.00**
2321 Brittany Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JANICE MERIA ALEXANDER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LEE ELIZABETH KILGORE, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Eastland Acres, Section 8 of record in Plat Book 3106, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janice Meria Alexander by Quitclaim deed from Andre Jarrett Alexander of record in Book 9955, page 128, Register's Office for Davidson County, Tennessee, dated January 23, 1996 and recorded on February 22, 1996, and corrected by Scrivener's Error Affidavit of record in Instrument No. 20070206-0015424, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 3106, Page 35, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2321 Brittany Drive, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 19th DAY OF NOVEMBER, 2015.

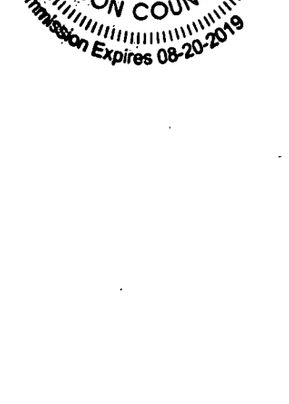
Janice Meria Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of November, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212