# WARRANTY DEED

R&R to: Box 326
Ortale, Kelley, Herbert & Crawford
330 Commerce Street, Suite 110
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $406,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF NOVEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9.12.17

APRIL C. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7841 ALGER CP

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Luke A. Alger and Madeline C. Alger | Finworth Mortgage, LLC | 14615008200 |
| 642 Rochelle Drive | 2106 Crestmoor Road | |
| Nashville, TN 37220 | Nashville, TN 37215 | |

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

**RUSSELL K. JOHNSON AND WIFE AMBER B. JOHNSON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**LUKE A. ALGER AND MADELINE C. ALGER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 642 Rochelle Drive, Nashville, TN 37220

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/or 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/or 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 our hand on the 25th day of November, 2015.

Russell K. Johnson

Amber B. Johnson

BILL GARRETT, Davidson County
Trans:T20150102010 DEEDWARR
Recvd: 12/02/15 12:47 2 pgs
Fees:13.00 Taxes:1502.20
20151202-0121544

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, RUSSELL K. JOHNSON AND AMBER B. JOHNSON, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 25th day of November, 2015.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 86 on the Plan of Haileywood Estates, Section V, as of record in Book 2330, Page 74, Register's Office of Davidson County, Tennessee, more particularly described as follows: Said Lot No. 86 fronts 116.3 feet on the Westerly side of Rochelle Drive and extends back 244.2 feet on the Northerly line and 237 feet on the Southerly line, to a dead line in the rear on which it measures 140 feet.
Being the same property conveyed to Russell K. Johnson, and wife, Amber B. Johnson by Warranty Deed from Daniel R. Green, a married man, recorded on the 25th day of November, 2008 in Instrument No. 20081125-0115377, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAILEYWOOD ESTATES, SECTION V, as recorded in Plat Book 2330, Page(s) 74, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).