BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160008293 DEEDWARR
Recvd: 02/01/16 10:28 2 pgs
Fees:13.00 Taxes:1194.73
20160201-0009290

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,900.00

Kathleen D. Boan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Delsa Carter, Trustee of the Farmington 3 Trust	c/o Brookside Properties	07209031000
(NAME) 931 Carolyn Avenue	(NAME) 2002 Richard Jones Rd. Ste. C200	
(ADDRESS) Nashville TN 37216	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Robert Alexander and wife, Donna Alexander,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Delsa Carter, Trustee of the Farmington 3 Trust,** THEIR HEIRS AND ASSIGNS, A 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. 61 ON THE MAP OF IRVINGTON AS OF RECORD IN BOOK 843, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ROBERT ALEXANDER AND WIFE, DONNA ALEXANDER BY QUITCLAIM DEED FROM ROBERT ALEXANDER, DATED NOVEMBER 25, 2013, OF RECORD IN INSTRUMENT NO. 20131125-0120908, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 931 CAROLYN AVENUE, NASHVILLE, TN 37216.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:					
Improved	property, known as	931 Carolyn Avenue	Nashville	TN	37215
		(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 our hands this 29 day of January, 2016.

Robert Alexander by
Robert Alexander
Dellana Lowhorn
Attorney in Fact

Donna Alexander by
Donna Alexander
Dellana Lowhorn
Attorney in Fact

State of Tennessee
County of Davidson

On this 29th day of January 2016, before me, personally appeared Dellana Lowhorn who acknowledged herself to be the Power of Attorney for Robert Alexander and Donna Alexander, she did in fact execute the foregoing instrument on behalf of the said Robert and Donna Alexander as their power of attorney as if they were here themselves.

Notary

My Commission expires:

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018