BILL GARRETT, Davidson County
Trans:T20160041774 DEEDWARR
Recvd: 05/18/16 13:36 3 pgs
Fees:18.00 Taxes:1517.00
20160518-0049702

Box 26b
File #15248

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Ernest Clinton Alphin	{New Owner	}07208004000
{1507 McGavock Pike	{	}
{Nashville, TN 37216	{	}
{	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law,
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Carol Anderson, a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Ernest Clinton Alphin, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Property located in Davidson County, Tennessee, being Lot No. 27, Block "A" on the Inglewood Golf Club Estates, of record in Book 843, page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 60.0 feet on the northerly margin of McGavock Pike, formerly Williams Ferry Road and extend back between parallel lines 198.0 feet, as measured from the center of said pike to a dead line.

Being the same property conveyed to Carol Anderson by Warranty Deed from Gary Eddington of record in Instrument Number 20150506-0041563, said Register's Office for Davidson County, Tennessee.

The above described real property is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2016 Perry County taxes are not yet due and payable.
2. To all matters as shown on the plan of Inglewood Golf Club Estates of record in Book 843, page 98, Register's Office for Davidson County, Tennessee.
3. Easement of right of way of Williams Ferry Road a/k/a McGavock Pike, Register's Office for Davidson County, Tennessee.

This is improved real property located on 1507 McGavock Pike, Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me this 16 day of May, 2016.

Notary Public

Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of May, 2016.

Carol Anderson

Carol Anderson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Carol Anderson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she execute the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 17th day of May, 2016.

Notary Public

My Commission Expires:

