Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16050062

LEWIS BRONER McCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Regina Marquitta Phillips
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2 DAY OF June, 2016.

NOTARY PUBLIC

My Commission expires: 8/25/18

Address of New Owner
MM&J Properties, LLC
25 Natchez Trace Drive
Lexington, TN 38351

Send Tax Bills To:
Same

Tax Information:
082-07-0-269.00,

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Regina Marquitta Phillips and Richard Cody Alexander,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **MM&J Properties, LLC,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13, as shown on the map entitled Maney's Addition, of record in Book 57, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RICHARD P. ALEXANDER, SR. AND WIFE, MILDRED D. ALEXANDER, by Warranty Deed from ELTON J. BROOKS AND WIFE, EMMA JEAN BROOKS, of record in Book 2745, Page 207, dated April 8, 1958, said Register's Office. RICHARD P. ALEXANDER, SR. has since died (D.O.D. 09/20/2003) leaving MILDRED D. ALEXANDER as the surviving tenant by the entirety. MILDRED D. ALEXANDER has subsequently died (D.O.D. 01/19/2016) testate (File P-2678 Probate Court for Cheatham County, Tennessee) Under the terms of her Last Will and Testament, property was to vest in her only child Richard P. Alexander, Jr. Richard P. Alexander Jr. having predeceased Mildred D. Alexander, property vested in Regina Marquitta Phillips and Richard Cody Alexander as his only issue. For further reference see Affidavit of Heirship of record in Instrument No. 20160623-0063963, Instrument No: 20160623-0063964, and Instrument No 20160623-0063965, said Register's Office Davidson County, Tennessee.

This is improved property generally located:
618 Stockell Street, Nashville, TN 37207

SUBJECT TO THE FOLLOWING:

1. 2016 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 57, Page 112, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160053478 DEEDWARR
Recvd: 06/23/16 09:35 2 pgs
Fees:13.00 Taxes:647.50
20160623-0063966

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Regina Marquitta Phillips and Richard Cody Alexander** has/have caused this instrument to be executed, this the 21 day of June, 2016.

Regina Marquitta Phillips

Regina Marquitta Phillips

Richard Cody Alexander

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Regina Marquitta Phillips and Richard Cody Alexander,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 21 day of June, 2016.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER McCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY