WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

R-VRES-16-2919-T

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)
Alexander J. Warns	**Same as New Owner**	
(NAME)	(NAME)	**104-14-0L-002.00-CO**
2919 W Linden Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL B. MCPHERSON AND LINDSEY J. MCPHERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER J. WARNS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit No. C, as shown in the Declaration of Covenants, Conditions and Restrictions for Cottages at West Linden of record in Instrument Number 20140331-0026514, as amended by Amendment No. 1 of Declaration of Covenants, Conditions and Restrictions for Cottages at West Linden of record in Instrument No. 20140731-0068480, and Amendment No. 2 of Declaration of Covenants, Conditions and Restrictions for Cottages at West Linden of record in Instrument No. 20141117-0105764, 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 Michael B. McPherson and Lindsey J. McPherson, husband and wife by Warranty deed from Robert Kincaid, married of record in Instrument No. 20141125-0108434 Register's Office for Davidson County, Tennessee, dated November 18, 2014 and recorded on November 25, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140331-0026514, as amended in Instrument No. 20140731-0068480, Instrument No. 20141117-0105764, Instrument No. 20150402-0028861 and Instrument No. 20150424-0036908, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20140331-0026513, in the Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 3842, Page 69, Register's Office for Davidson County, Tennessee.
- Deed to State of Tennessee of record in Book 4797, Page 743, in the 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: **2919 W Linden Avenue, Nashville, Tennessee 37212**.

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.

BILL GARRETT, Davidson County
Trans:T20160081750 DEEDWARR
Recvd: 09/19/16 10:10 2 pgs
Fees:13.00 Taxes:2090.50
20160919-0098044

Witness my/our hand(s) this the 15th DAY OF SEPTEMBER, 2016.

Michael B. McPherson

Lindsey J. McPherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL B. MCPHERSON, 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 15th of September, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSEY J. MCPHERSON, 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 15th of September, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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