BILL GARRETT, Davidson County
Trans:T20160082833 DEEDWARR
Recvd: 09/21/16 10:29 2 pgs
Fees:13.00 Taxes:510.60
20160921-0099366

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of July, 2016, by and between Michael Fletcher, unmarried, party of the first part, and Christina Michelle Alsup, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Shield's, Sharpe and Horn's Subdivision of record in Book 57, Page 86, Register's Office for said County, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Michael Fletcher by virtue of that certain Installment Deed dated May 30, 1996, at Book 10067, Page 101 in the Register's Office of Davidson County, Tennessee.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable adn restrictions at Plat Book 57, Page 86 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michael Fletcher

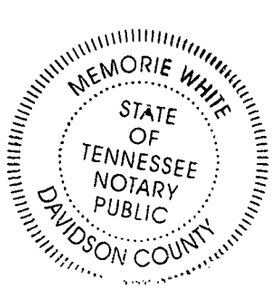
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael Fletcher , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that heexecuted the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of July, 2016.

Notary Public

My Commission Expires: 7.3.17



Property Owner & Address: Christina Michelle Alsup
826 N 2nd St
Nashville, TN 37207

Tax Parcel No 08207003400

Property Address: 826 N 2nd St
Nashville, TN 37207

MAIL TAX BILLS TO: Same address as new owner

STATE OF TENNESSEE
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $138,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of July, 2016.

Notary Public

My Commission Expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY