BILL GARRETT, Davidson County
Trans:T20160110629 DEEDWARR
Recvd: 12/16/16 10:05 2 pgs
Fees:13.00 Taxes:2490.10
20161216-0131984

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $673,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of December, 2016.

Notary Public

(Affix Seal)
My Commission Expires: 6-30-2019

APRIL S. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2016-647

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jason Fridenstine, Trustee of the Joseph Alexander Trust 2300 Charlotte Avenue, Ste 103 Nashville, TN 37203	SAME	145.11-0-009.00

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, I/we, **Sherri A. Brumm, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jason Fridenstine, Trustee of the Joseph Alexander Trust, dated November 8, 2016**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1136 Stonewall Jackson Court, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 4, Granny White Park, of record in Plat Book 3700, page 72, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING with a point in the northerly margin of Stonewall Jackson Court at the common corners of Lots 3 and 4; thence with the line between said two lots 200.0 feet in a northerly direction to a point; thence in an easterly direction 222.1 feet to a point in the westerly margin of a 50 foot dedication for a street; thence along said margin 178.1 feet in a southerly direction to a point which is the beginning of a curve thence around said curve 38.6 feet in a southwesterly direction to a point in the northerly margin of Stonewall Jackson Court; thence along said margin 184.0 feet in a westerly direction to the point of beginning.

Being the same property conveyed to Sherri Brumm from Andrew J. Dodd and Laurie Dodd by Quitclaim Deed, Register's Office for Davidson, Tennessee. Further conveyed in Instrument Number 201602160014129, said Register's Office.

( ) **unimproved**
This is (X) improved property know as 1136 Stonewall Jackson Court, Nashville, TN 37220.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 my/our hand(s) this 15th day of December, 2016

Sherri A. Brumm

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Sherri A. Brumm, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of December, 2016.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY