THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161210310** BILL GARRETT, Davidson County Trans:T20170011642 DEEDWARR Recvd: 02/08/17 11:10 2 pgs Fees:13.00 Taxes:2812.00 20170208-0013242	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $760,000.00. Affiant Subscribed and sworn to before me, this 6th day of February, 2017 Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Darwin C. Pankey and Sandra N. Pankey 227 LAUDERDALE RD Nashville TN 37205-1821	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-12-0-078.00

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 of which is hereby acknowledged, **Pat Alger, unmarried and Susan Alger, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darwin C. Pankey and Sandra N. Pankey, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot 15 Block "I" on the Map of Cherokee Park, Section 2, as of record in Plat Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pat Alger and wife, Susan Alger by Warranty Deed from Eric L. Alldredge and wife, Sarah O. Alldredge, recorded on the 28th day of July, 2006 in Instrument No. 20060728-0091558, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK, SECTION 2, as recorded in Plat Book 547, Page(s) 175 and 176.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 819, Page 138.

This is improved property located at 227 LAUDERDALE RD Nashville TN 37205-1821

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of February, 2017.

Pat Alger

Susan Alger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pat Alger and Susan Alger, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of February, 2017.

Notary Public

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018