Davidson County DEEDWARR
Recvd: 02/21/17 15:12 2 pgs
Fees:13.00 Taxes:591.63
20170221-0017472

MJJ- 170428

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 17th day of February, 2017, by and between Lisa Davis, party of the first part, and Janice M Alexander, a single person, 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. 11, on the Plan of Section 1, Timbertrail, of record in Book 5200, Page 205, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11, which is a corner lot, fronts 207.4 feet on the southerly margin of Autumn Ridge Drive and fronts 68.1 feet on the easterly margin of 39.3 feet, and extends back 211.5 feet on the southerly line and 79.8 feet on the easterly line to a point of intersection.

Being all or part of the same property conveyed to Lisa Marie Davis by virtue of that certain Quit Claim Deed dated May 29, 2001, and being of record at Instrument No. 20010530-0055629 in the Register's Office of Davidson County, Tennessee.
Being previously conveyed to Dorothy Louise Davis, Beulah L. Davis and James E. Davis by virtue of Warranty Deed dated June 28, 1991 at Book 8389, Page 442 in the amount of $75,000.00 in the said Register's Office.

Beulah L Davis died intestate 01/14/13 and James E Davis died intestate 01/24/07. Lisa Marie Davis is their sole surviving heir as shown in affidavits of heirship of record in Instrument Nos.

20170221-0017468, 20170221-0017469, 20170221-0017470 and 20170221-0017471

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; and I/we do covenant with the said GRANTEE(S) that I/we are 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 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 5200, Page 205, Book 5522, Page 681, and Book 5649, Page 567 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Lisa Marie Davis

Lisa Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 17th day of February, 2017.

Notary Public

My Commission Expires: 9-25-19

Property Owner & Address: Janice M Alexander

Tax Parcel No 03213000500

Property Address: 4233 Winterbrook Rd
Nashville, TN 37207

MAIL TAX
BILLS TO: Colonial Savings
2626 West Freeway
Fort Worth, TX 76102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $159,900.00 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 17th day of February, 2017.

Notary Public

My Commission Expires:

DOLORES E. BROWN
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

My Comm. Expires
April 24, 2019

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY