WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $249000.00.

Affiant

Subscribed and sworn to before me this 28 day of February, 2017

Notary Public
My Commission expires: 9-20-2017
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brittany Alexander	Bank of Tennessee	09110016200
5822 Robertson Avenue	2208 Crestmoor Rd #1	
Nashville, TN 37209	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Deep River Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brittany Alexander, an unmarried woman and Dudley Alexander, a maried man,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Lot Nos. 39 and 40 in the Division of B.F. Cockrill Farm, of record in Book 332, Page 41, Register's Office for said County.

Said Lot No. 15, which is a corner lot, fronts 50 feet on the northerly margin of Robertson Street, also known as Robertson Avenue, *and fronts 150 feet on the easterly margin of Ethel Street, and extends back 50 feet on the southerly line and 150 feet on the westerly line to a point of intersection.

Being the same property conveyed to Deep River Development, LLC, from Stephen L. Haines and wife, Karon J. Haines, by deed on April 29, 2016, of record in Instrument Number 20160506-0044850, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $701.11 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09110016200, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 41, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5822 Robertson Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20170017681 DEEDWARR
Recvd: 03/01/17 11:39 2 pgs
Fees:13.00 Taxes:921.30
20170301-0020213

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 our hands this February 28, 2017.

Deep River Development, LLC, a Tennessee Limited Liability Company,

By: Jeremy Kelton, Authorized Member

STATE OF TENNESSEE
COUNTY OF Tennessee

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeremy Kelton**, with whom I am personally acquainted, or proved to me on satisfactory evidence, and who upon oath acknowledged that he is the authorized member of **Deep River Development, LLC, a Tennessee Limited Liability Company**, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 28, 2017

My commission expires 5-24-17

Notary Public

JULIE COOK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800