BILL GARRETT, Davidson County
Trans:T20170038507 DEEDWARR
Recvd: 05/05/17 14:34 2 pgs
Fees:13.00 Taxes:895.40
20170505-0044959

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of April, 2017

Notary Public
Commission Expires: 1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Hill McAlister,, III 5009 Wilkerson Drive Nashville, TN 37211	NEW OWNER	161-03-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

John Hill McAlister

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John H. McAlister,, III

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Wilkerson Heights, as of record in Book 2900, Page 63, Register' s Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 150.2 feet on the Westerly side of Wilkerson Drive and runs back between lines, 346.6 feet on the North line and 385 feet on the South line, to a dead line in the rear on which it measures 180 feet.

Being the same property conveyed to David A. Collins, Trustee by Quitclaim Deed from Daniel W. Nicks, of record in Book 6159, Page 652, Register's Office for Davidson County, Tennessee, dated October 04, 1983, and recorded on October 19, 1983 and within the same deed the said David A. Collins, Trustee conveyed his interest in the subject property to Frankie L. Nicks. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Jeffrey Wayne Nicks, a married person with a life estate reserved by Frankie L. Nicks by Quitclaim Deed from Frankie L. Nicks of record in Instrument No. 20160623-0064026 Register's Office for Davidson County, Tennessee, dated June 15, 2016 and recorded on June 23, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to John Hill McAlister by Warranty Deed from Jeffrey Wayne Nicks, a married man, and Frankie L. Nicks, an unmarried woman of record in Instrument No. 20170316-0025860 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 16, 2017. (Value of consideration shown in aforementioned deed $242,000.00.)

Being also known as 5009 Wilkerson Drive Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5009 Wilkerson Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of April, 2017.

John Hill McAlister

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Hill McAlister** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of April, 2017.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)