BILL GARRETT, Davidson County
Trans:T20170062804 DEEDWARR
Recvd: 07/21/17 15:00 2 pgs
Fees:13.00 Taxes:1320.90
20170721-0074121

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $357,000.00. Affiant Subscribed and sworn to before me, this the 10th day of July, 2017. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel Alley	ASSURANCE FINANCIAL GRP	
306 Rosebank Ave.	9029 JEFFERSON HWY, STE 100	083-03-4E-001.00-CO
Nashville, TN 37206	BATON ROUGE, LA 70809	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KIMBERLY D. ALLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL ALLEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 House A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 304 Rosebank Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161026-0113405, in the Register's Office of Davidson, Tennessee, with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Roger Dale Meadows and wife, Vicki Ann Meadows by Warranty deed from Casey Parker and wife, Virgie E. Parker and James Robert Thomas, III of record in Book 8102, page 953 Register's Office for Davidson County, Tennessee, dated April 30, 1990 and recorded on May 04, 1990.

Being a portion of the same property conveyed to Ernie Meadows, Jr. by Quitclaim deed from Roger Dale Meadows and wife, Vicki Ann Meadows of record in Book 10566, page 955 Register's Office for Davidson County, Tennessee, dated July 31, 1997 and recorded on August 12, 1997.

Being a portion of the same property conveyed to Kimberly D. Alley by Warranty deed from Ernie Meadows, Jr., unmarried of record in Instrument No. 20160926-0101482 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 26, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 306 Rosebank Ave., Nashville, TN 37206.

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, unless otherwise herein set out; 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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of July, 2017.

Kimberly D. Alley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kimberly D. Alley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2017.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021