Davidson County DEEDWARR Recvd: 08/07/17 15:54 3 pgs Fees:18.00 Taxes:758.50 **20170807-0080827**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $205,000.00 Affiant Subscribed and sworn to before me, this 4th day of July, 2017. Notary Public My commission expires: 12/10/19 DAWN THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maria E. Garro	**SOUTHEAST FINANCIAL CREDIT**	**13402003700**
636 Vinson Drive	**220 S. ROYAL OAKS BLVD**	
Nashville, TN 37217	**FRANKLIN, TN 37064**	

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 ACKNOWLEDGE, WE,

Harold Stanton Alexander, Sr., a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maria E. Garro, a single woman

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. 56 on the Map of Curreywood Acres Subdivision, as of record in Book 2133, page 109-110, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 119.00 feet on the Southerly margin of Vinson Drive and extends back 340.20 feet on the Westerly side line and 350.00 feet on the Easterly line to a dead line in the rear measuring 119.40 feet thereon.

Being the same property conveyed to Harold L. Alexander and wife, Emma J. Alexander, by Warranty Deed from M.L. Barrett and wife, Rachel S. Barrett, of record in Book 2392, Page 137, Register's Office for Davidson County, Tennessee. Harold L. Alexander died in 1985, Leaving Emma J. Alexander as the surviving Tenant by the Entirety. Emma J. Alexander died on January 3, 2004, leaving the subject property to Harold Stanton Alexander, Sr. according to a will entered for probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 04P-296 and evidenced by a conveyance to Harold Stanton Alexander, Sr., a married person, by Quit Claim Deed from Harold Stanton Alexander, Sr., as Executor of the Estate of Emma Josephine Alexander, deceased, dated October 14, 2004, of record in Instrument No. 20041019-0125281, Register's Office for Davidson County, Tennessee.

Mary E. Alexander joins in this conveyance to transfer any and all interest she may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 2133, page 109-110, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 636 Vinson Drive, Nashville, TN 37217.

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 do 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 in 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 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 my/our hand(s) this 4th day of August, 2017.

Harold Stanton Alexander, Sr.

Harold Stanton Alexander, Sr.

Mary E. Alexander

Mary E. Alexander

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Harold Stanton Alexander, Sr. and Mary E. Alexander, the within named Grantor(s), 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, at office, this 4th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

