Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1707346

BILL GARRETT, Davidson County
Trans:T20170071491 DEEDWARR
Recvd: 08/17/17 11:02 2 pgs
Fees:13.00 Taxes:832.50
20170817-0084620

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Subscribed and sworn to before me, this 14th day of August, 2017

Notary Public
My Commission Expires: 8/20/2019

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Avern Alexander and Contessa Alexander	new owners	149-15-A-339.00CO
713 Castleton Court		
Antioch, TN 37013		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Adam C. Rottero and Amy Rottero, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Contessa Alexander and Avern Alexander, wife and husband, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the plan of Phase Four, Cambridge Forest, of record in Instrument No. 20020813-0098017, as amended in Instrument No. 20030506-0060390. Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Adam C. Rottero, married, by Warranty Deed, from Beazer Homes Corporation, dated April 1, 2005, of record in Instrument No. 20050406-0037885, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Adam C. Rottero, and Amy Rottero, husband and wife, by Quitclaim Deed, from Adam C. Rottero, dated November 26, 2013, of record in Instrument No. 20131226-0129971, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__improved ___unimproved property known as 713 Castleton Court, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-17-713

WITNESS my hand this 14th day of August, 2017.

Amy Rottero by Adam C. Rottero as Attorney in Fact

Amy Rottero by Adam C. Rottero as attorney in fact

State of Tennessee
County of ~~Rutherford~~ Williamson KF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Adam C. Rottero with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that (s)he is the attorney in fact for Amy Rottero and that (s)he is authorized by Amy Rottero to execute this instrument on her behalf.

Witness my hand and official seal at ~~Murfreesboro~~ Franklin, TN, this 14th day of August, 2017. KF

Notary Public at Large
My Commission Expires: ~~4/18/21~~ 11/17/19 KF

Adam C. Rottero

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

State of Tennessee
County of ~~Rutherford~~ Williamson KF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Adam C. Rottero with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Murfreesboro~~ Franklin, TN, this 14th day of August, 2017. KF

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

Notary Public at Large
My Commission Expires: ~~04/18/21~~
11/17/19 KF