# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072485 DEEDWARR
Recvd: 08/22/17 08:16 2 pgs
Fees:13.00 Taxes:1498.50
20170822-0085828

J-FSBO-17-6104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Promise Properties, LLC and Quenton Scott Horton** | **New Owner** | |
| (NAME) | (NAME) | **172-2-86.00** |
| **110 College Street** | | |
| (ADDRESS) | (ADDRESS) | |
| **McMinnville, TN 37110** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES H. ALEXANDER, JR., A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROMISE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, AN UNDIVIDED 1/2 INTEREST, AND QUENTON SCOTT HORTON, AN UNDIVIDED 1/2 INTEREST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 91 on the Plan of Myrtlewood Estates, Section Five, of record in Plat Book 6250, Pages 910 and 911, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James H. Alexander, Jr. and wife, Amy W. Alexander by Quitclaim Deed from James H. Alexander, Jr., recorded April 27, 1998 in Book 10902, Page 15, Register's Office for Davidson County, Tennessee. The said Amy W. Alexander having since died on April 4, 2015 and her interest in said property having vested in her husband, James H. Alexander, Jr., as her surviving spouse. Further, being the same property conveyed to James H. Alexander, Jr. and wife, Iva T. Alexander by Warranty Deed from Hampton Construction Company, Inc., recorded January 9, 1987 in Book 7103, Page 136, Register's Office for Davidson County, Tennessee. The said Iva T. Alexander having since died on October 21, 1991, and her interest in said property having vested in her husband, James H. Alexander, Jr., as her surviving spouse.

****The above described property was never lived in as the above Grantors marital residence.**

This conveyance is subject to:

- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Pages 910 and 911, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 7768, Page 279.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 7358, Page 610, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6104 Stillmeadow Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21 DAY OF AUGUST, 2017.

James H. Alexander, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21 of August, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212