Bill Garrett Davidson County
Batch# 12939 DEEDWARR
10/12/2017 03:06:34 PM 2 pgs
Fees: $13.00 Taxes: $1,894.40
20171012-0104827

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $512,000.00. Affiant Subscribed and sworn to before me, this the 10th day of October, 2017. Notary Public My commission expires:

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:
Andrew Doherty	New Owner	
1403 Forrest Avenue		083-09-0-372.00
Nashville, TN 37206		

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, **ALEXIS J. HOAG FKA ALEXIS J. SOLER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW DOHERTY, AN UNMARRIED MAN**, 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 Lot No. 46 on the Plan of Subdivision of the A.V.S Lindsley 29 acre Tract of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexis J. Hoag, unmarried and Brittany J. Soler, unmarried, as joint tenants with common law rights of survivorship by Warranty deed from Courtney E. Perlmutter f/k/a Courtney E. Leach and Andrew M. Perlmutter, wife and husband of record in Instrument No. 20130604-0056429 Register's Office for Davidson County, Tennessee, dated May 31, 2013 and recorded on June 04, 2013.

Being the same property conveyed to Alexis J. Soler, married by Quitclaim deed from Alexis J. Soler and Brittany J. Soler, married to each other of record in Instrument No. 20161216-0132069 Register's Office for Davidson County, Tennessee, dated December 09, 2016 and recorded on December 16, 2016.

Being the same property conveyed to Alexis J. Hoag fka Alexis J. Soler, unmarried by Quitclaim deed from Brittany J. Soler, unmarried of record in Instrument No. 20170505-0045100 Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 05, 2017.

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 1403 Forrest Avenue, 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 October, 2017.

Alexis J. Hoag fka Alexis J. Soler

Alexis J. Hoag fka Alexis J. Soler

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 Alexis J. Hoag fka Alexis J. Soler, 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 October, 2017.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018