NEW OWNER:
ALEX L. HOLLIS
1012 BRADFORD PARK RD
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1556

Map & Parcel
07005005100 &
07005005200

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 19479 **DEEDWARR**
10/30/2017 03:29:28 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00

20171030-0111190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thousand and 00/100 Dollars ($400,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SALEM FORSYTHE and wife, JUDITH R. FORSYTHE** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ALEX L. HOLLIS**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in the 13th Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 13th Civil District of Davidson County, Tennessee, being the middle and west parts of the Alpine Park Tract, on the map of Alpine Terrace, of record in Plan Book 421, Page 131, Register's Office for Davidson County, Tennessee, and described in part according to a survey by Hal R. Swann, Jr., Surveyor, dated July 8, 1975, as follows:

Said Alpine Park Tract is an oval shaped tract with an east-west axis of 510 feet and a north-south axis of 274 feet. Beginning at a point in the easterly margin of Alpine Park Boulevard, said Park Tract; thence with margin of Alpine Park Boulevard in a northeastwardly direction 385.1 feet to a point in the southerly margin of the same, said point being the northeasterly corner of the herein described property; thence leaving the southerly margin of said boulevard, southwardly 263 feet to a point in the northerly margin of Alpine Park Boulevard; thence with the margin of said boulevard in a northwesterly direction 385.1 feet to the point of beginning.

Being the same property conveyed to Salem Forsythe and wife, Judith R. Forsythe by Warranty Deed from James D. Campbell and wife, Bernice D. Campbell, dated July 28, 1989, and of record in Book 7902, Page 206, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY & UNIMPROVED PROPERTY which has the address of **3217 & 0 ALPINE PARK BLVD, NASHVILLE, TN 37218**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plan Book 421, Page 131, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 23rd day of October, 2017.

SALEM FORSYTHE

JUDITH R. FORSYTHE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SALEM FORSYTHE and JUDITH R. FORSYTHE,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of October, 2017.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.**

AFFIANT

Sworn to and subscribed to before me this 23rd day of October, 2017.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018