WARRANTY DEED

Bill Garrett Davidson County
Batch# 19821 DEEDWARR
10/31/2017 02:50:45 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20171031-0111643

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00.

Affiant

Subscribed and sworn to me on 10/27/17.

NOTARY PUBLIC
My Commission Expires:

GROVER C COLLINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09-07-2021
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jason Scott Alexander 214 OLD HICKORY BLVD #187 Nashville, TN 37221	New Owner	142040A18700CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Marlene Diane Keene, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jason Scott Alexander and Danny L. Denson, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A condominium apartment in Davidson County, Tennessee, being Unit No. 187 of Belle Forest Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 167, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.
>
> Being the same property conveyed by Warranty Deed from James S. Minatra and wife, Margaret Minatra to Gary Keene, and wife, Marlene Diane Keene, as recorded on the 4th day of September, 2001 in Instrument No. 20010904-0095275; Quitclaim Deed from Marlene Diane Keene to Gary Stephen Keene, as recorded on the 11th day of May, 2004 in Instrument No. 20040511-0053587 and Quitclaim Deed from Gary Stephen Keene to Marlene Diane Keene, as recorded on the 6th day of July, 2004 in Instrument No. 20040706-0079987, in the Register's Office of Davidson County, Tennessee.

☐ This is Improved property, known as 214 OLD HICKORY BLVD #187 Nashville, TN 37221

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 10/27/17

Marlene Diane Keene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/27/17, before me personally appeared Marlene Diane Keene, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as his/ her free act and deed.

Witness my hand and official seal on 10/27/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY