(2)

# WARRANTY DEED

State of Tennessee
County of ~~Williamson~~ Davidson SC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Eugene Kamarasy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2017

Barbara Collins
Notary Public

MY COMMISSION EXPIRES: 12-17-2018

(AFFIX SEAL)

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Alex Holding LLC | Alex Holding LLC | 043/5/72.00 |
| (NAME) | (NAME) | |
| PO BOX 31 | PO BOX 31 | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37024 | Brentwood, TN 37024 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Bill Garrett Davidson County
Batch# 41957 DEEDWARR
12/28/2017 08:39:23 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20171228-0131643

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Becky J. Sexton, a widow,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Holding LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 9 and the north 60 feet of Lot No. 10, of Block "E" on the map of Crestview Estates, of record in Book 843, page 81, Register's Office for Davidson County, Tennessee.

Said Lot and part of lot adjoin and front together 161 feet on the east side of Brooks Avenue and run back between parallel lines 157.4 feet to a dead line.

Being the same property conveyed to William Ronald Sexton and wife, Becky J. Sexton, by Warranty Deed dated February 13, 1998, from Eugene Carter and wife, Marcelle C. Carter, of record in Book 10797, page 293, Register's Office for Davidson County, Tennessee. Becky J. Sexton is survived by her spouse, William Ronald Sexton, having passed away on or about December 23, 2013.

unimproved ☐

This is improved ☑ property, known as 812 Brooks Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**This conveyance is subject to taxes for the year 2017, which have been prorated and all matters appearing on the Plan of record in Plat Book 843, page 81, Register's Office for Davidson County, Tennessee.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 22nd day of December, 2017.

Becky J. Sexton

State of Tennessee
County of ~~Williamson~~ Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Becky J. Sexton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 22nd day of December, 2017.

Barbara Collins
Notary Public
My Commission Expires: 12-17-2018

File No.: 26747

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018