Bill Garrett Davidson County
Batch# 43208 DEEDWARR
01/02/2018 11:23:30 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20180102-0000326

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of December, 2017, by and between April Williams Jackson, unmarried, party of the first part, and Tiffany Alexandre and Samuel B. Alexandre, wife and husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 29 on the Plan of Cobblestone Creek Phase One-A of record as Instrument Number 20050610-0066806, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being all or part of the same property conveyed to April Williams Jackson by virtue of that certain Quit Claim Deed dated September 19, 2008, and being of record at Instrument No. 20090116-0004410 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to April W. Jackson and Damien I. Jackson by virtue of Warranty Deed dated October 21, 2005 at Instrument No. 20051025-0128555 in the said Register's Office.

Seller warrants that this property is not her primary residence, and that said property has been used for investment purposes only.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record in said Register's Office; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

April Williams Jackson

April Williams Jackson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, April Williams Jackson with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of December, 2017.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-19

Property Owner & Address:	Tiffany Alexandre and Samuel B. Alexandre 5456 Daniel Ray Drive Whites Creek, TN 37189
Tax Parcel No	041010A03100CO
Property Address:	5456 Daniel Ray Dr. Whites Creek, TN 37189
MAIL TAX BILLS TO:	Owner at Property Address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $225,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of December, 2017.

Notary Public

My Commission Expires: 12-22-19

Certificate of Authenticity

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019