Bill Garrett Davidson County
Batch# 44473 DEEDWARR
01/04/2018 11:00:49 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20180104-0001312

**Prepared By ~~& Return To:~~**
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
17-2291

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of December, 2017

Notary Public
Commission Expires: 7/6/20

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: PBR17 5600

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Anna Kathryn Alexander<br>5600 Country Drive Apt 307<br>Nashville, TN 37211 | new owner | 162-09-0B-058.00-CO |

# WARRANTY DEED

FOR AND IN 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/WE,

**Keene Morgan Urquhart and Latrice Urquhart, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Anna Kathryn Alexander, a single woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium apartment in Davidson County, Tennessee, being Town House No. 307 in the Hickory Valley Condominiums, a horizontal property regime in Nashville, Tennessee, as shown on the 4th Revised Site Plan of Hickory Valley, Phase 3, as of record in Book 5200, Page 131, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and accurate legal description.

Being the same property conveyed to Keene Morgan Urquhart and Latrice Urquhart, husband and wife by Warranty deed from Loida Garland, unmarried of record in Instrument No. 20140627-0056723 Register's Office for Davidson County, Tennessee, dated June 20, 2014 and recorded on June 27, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5600 Country Drive Apt 307, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28 day of December, 2017.

Keene Morgan Urquhart

Latrice Urquhart

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~Davidson~~ BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keene Morgan Urquhart and Latrice Urquhart, husband and wife** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of December, 2017.

Notary Public
My Commission Expires: 09-09-2020

(Notary Seal)

JUAN CARLOS GARCIA
Notary Public - State of Florida
Commission # FF 992392
My Comm. Expires Sep 9, 2020
Bonded through National Notary Assn.