RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

WARRANTY DEED

Bill Garrett Davidson County
Batch# 53519 **DEEDWARR**
01/31/2018 02:19:35 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20180131-0009926

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2018

Kayla R. Anderson
Notary Public

MY COMMISSION EXPIRES: ~~August 10, 2020~~ 11-20-18
(AFFIX SEAL)

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

THIS INSTRUMENT WAS PREPARED BY
South Oak Title Nashville, LLC, 5115 Maryland Way, Suite 120, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexandra Carolina Conner	Alexandra Carolina Conner	161-06-0-A-145.00CO
(NAME)	(NAME)	
1411 Beech Grove Way	1411 Beech Grove Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rachel Elizabeth McGee, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alexandra Carolina Conner, an unmarried 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:

Land in Davidson County, Tennessee, being Unit No. 145, on the plan of Oakhill Townhomes, Phase 3, filed as Exhibit "A-1" to and established by Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record in Instrument No. 20070614-0071397, as supplemented in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rachel McGee, an unmarried woman by Warranty Deed dated 10/12/2011 from Centex Homes, a Nevada general partnership of record in Instrument 20111014-0079987, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictions and rights of way of record.

unimproved ☐

This is improved ☐ property, known as 1411 Beech Grove Way, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 25th day of January, 2018.

Rachel Elizabeth McGee

Rachel Elizabeth McGee

State of Tennessee
County of Williamson

Personally appeared before me Rachel Elizabeth McGee, with whom I am personally ac uainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of January, 2018.

Notary Public Kelly Greene Elrod
My Commission Expires: August 16, 2020

File No.: 17-5764

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020