Bill Garrett Davidson County
Batch# 63647 DEEDWARR
02/28/2018 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20180228-0018963

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180114660**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $890,000.00. Affiant Subscribed and sworn to before me, this 27th day of February, 2018. Notary Public My Commission Expires: 5-24-21

COURTNEY MARCIONETTE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles David Cantrell and Mindie Jolynn Cantrell 1102 Montrose Avenue Nashville TN 37204	Sirva Mortgage, Inc 6200 Oak Tree Blvd Ste 300 Independence, OH 44131	Tax Parcel ID No. 118-01-0-120.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer S. Alexander n/k/a Jennifer Alexander Levine** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles David Cantrell and Mindie Jolynn Cantrell, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*Married

Land in Davidson County, Tennessee, being Lot(s) 116, as shown on the map entitled Plan of Montrose Place, of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
**

Being the same property conveyed to JENNIFER S. ALEXANDER, by deed from PAUL A. EVANS and wife, WILLIA M. EVANS, of record in Instrument No. 20010216-0015216 , dated February 15, 2001 , said Register's Office.

Michael Asher Levine joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Jennifer S. Alexander n/k/a Jennifer Alexander Levine.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 118-01-0-120.00 .

Matters shown on the Plan of record in Plat Book 57, page 93, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20100525-0040156, said Register's Office.

This is improved property located at 1102 Montrose Avenue Nashville TN 37204

* * Said Lot No. 116 fronts 50 feet on the North side of Bethel Street, now Montrose Ave. and runs back between parallel lines 160 feet, more or less to an alley inthe rear measuring 50 feet.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 27th day of February, 2018.

Jennifer S. Alexander n/k/a
Jennifer Alexander Levine

Michael Asher Levine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer S. Alexander n/k/a Jennifer Alexander Levine and Michael Asher Levine, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

True Copy Certification

I, Alyssa Rayne, 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 Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne 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: 2/9/2020

Notary' Seal (if on paper)

