WARRANTY DEED

Bill Garrett Davidson County
Batch# 70290 DEEDWARR
03/16/2018 03:27:16 PM 2 pgs
Fees: $13.00 Taxes: $882.45

20180316-0025206

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Aeschliman	New Owner	061-10-0-143.00
(NAME)	(NAME)	
903 Matthews Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, Richard C. Alexander Kathy D. Alexander, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph Aeschliman, an unmarried man, 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 Lot No. 11 on the Map of Curley Manor Subdivision as of record in Book 1835, page 73, Register' s Office for Davidson County, Tennessee.

BEGINNING at the Northeast corner of Lot No. 10 of said subdivision thence in a Northwesterly direction along the boundary between Lot 10 and said Lot 11, 237 feet; thence 14 feet in a Northeasterly direction; thence Eastwardly 151.3 feet to the Northwest corner of Lot 12 of said subdivision; thence along the Westerly boundary of Lot No. 12, 144.4 feet in a Southeasterly direction to a point in the North margin of Matthews Street; thence along Matthews Street in a Southwesterly direction 58 feet to the beginning, described according to a plat of record in Book 1835, page 73, said Register' s Office.

BEING the same property conveyed to Richard C. Alexander and wife, Kathy D. Alexander by Warranty deed from Edna L. Harris, widow of record in Book 10003, page 646, Register's Office for Davidson County, Tennessee, dated March 29, 1996 and recorded on April 03, 1996.

unimproved ☐

This is improved ☑ property, known as 903 Matthews Avenue, Nashville, TN 37216
(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 our hands this 14th day of March, 2018.

Richard C. Alexander

Kathy D. Alexander

STATE OF TENNESSEE

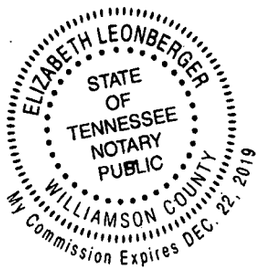
COUNTY OF

File No.: 10513
TN Warranty Deed

On this 14th day of March, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard C. Alexander and Kathy D. Alexander**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-22-19



Notary Public,