This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P18-0139-D

Bill Garrett Davidson County
Batch# 75074 DEEDWARR
04/02/2018 08:41:37 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20180402-0029808

WARRANTY DEED

Address of New Owners:
Kayla Alexander
1108 Cabana Drive
Nashville, TN 37214

Send Tax Bills To:
Pinnacle Bank
150 3rd Ave. South, Ste. 900
Nashville, TN 37201

For and 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,
Anne Cathey, now known as Anne Cathey Grissom, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Kayla Alexander, unmarried

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 parcel of land lying in Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 72-B, Zone Lot Division, Patio Villa, Section IV, of record in Book 5200, Page 632, as amended in Book 6250, Page 831, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Anne Cathey, unmarried, by deed from Gilbert L. Smith, married, dated May 4, 2010 and of record in Instrument Number 20100507-0035228 in the Register's Office for Davidson County, Tennessee.

This property is subject to the right of way of Cabana Drive.

This property is subject to restrictions of record in Book 6199, Page 70 in the Register's Office for Davidson County, Tennessee.

This property is subject to all matters of record in Book 5200, Page 632 and as amended in Book 6250, Page 831 in the Register's Office for Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 1108 Cabana Drive, Nashville, TN 37214

THIS CONVEYANCE IS SUBJECT TO: 2018 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Note: BRANDON LEE GRISSOM, spouse of ANNE CATHEY GRISSOM, joins in this conveyance for the purpose of conveying all right, title, and interest he may have in the above described property.

Witness our hands this the 29th day of March, 2018.

Anne Cathey Grissom

Anne Cathey Grissom

Brandon Lee Grissom

Brandon Lee Grissom

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne Cathey, now known as Anne Cathey Grissom, and spouse, Brandon Lee Grissom, joins in, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of March, 2018.

Notary Public

My Commission Expires: 4/24/19

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 04-24-2019

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this the ~~29th~~ 30th day of March, 2018.

Notary Public

My Commission Expires: 9-7-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

Map & Parcel: 108 03 211.00