AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
1000 Germantown Pike, Suite J-4
Plymouth Meeting, PA 19462
File No. P-83690-WCM

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 097 02 0A 129.00

Bill Garrett Davidson County
Batch# 84677 DEEDWARR
04/25/2018 03:29:30 PM 5 pgs
Fees: $28.00 Taxes: $954.60
20180425-0039110

---

**WARRANTY DEED**

THIS INDENTURE made and entered into on this 23 day of April, 2018, by and between **Joshua Cotham and Morgan Cotham F/K/A Morgan Alexander, as tenants by the entirety**, a mailing address of 1631 Stonewater Drive, Hermitage, TN 37076 hereinafter referred to as Grantor(s) and **Elizabeth N. Alexander and James W. Alexander, Jr., husband and wife, as joint tenants with rights of survivorship,** a mailing address of 1631 Stonewater Drive, Hermitage, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TWO HUNDRED FIFTY-EIGHT THOUSAND AND 00/100 ($258,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20140923-0087242, recorded on 09/23/2014 in Davidson County, TENNESSEE.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 23 day of April, 2018.

Joshua Cotham

Morgan Cotham F/K/A Morgan Alexander

Morgan Cotham F/K/A Morgan Alexander

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Joshua Cotham Morgan Cotham F/K/A Morgan Alexander, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hermitage TN, this 23 day of April, 2018.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2018

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant\'s knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $258,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant Morgan Cotham F/K/A Morgan Alexander

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 23 day of April, 2018

Ella K. Butler
Notary Public
Commission Expires 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:

**Elizabeth N. Alexander and James W. Alexander, Jr.**
1631 Stonewater Drive
Hermitage, TN 37076

Name and address of property owner:
**Elizabeth N. Alexander and James W. Alexander, Jr.**
1631 Stonewater Drive
Hermitage, TN 37076

**EXHIBIT A**
**LEGAL DESCRIPTION**

THAT CERTAIN PARCEL OF REAL ESTATE SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 129 OF THE VILLAGES OF RIVERWOOD, SECTION 1, PHASE 2-A, OF RECORD IN INSTRUMENT NO. 20110401-0025117, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA COTHAM AND MORGAN ALEXANDER, TENANTS BY THE ENTIRETY FROM ALLIE LAMBES, AN UNMARRIED WOMAN, BY DEED DATED SEPTEMBER 15, 2014 AND RECORDED ON SEPTEMBER 23 , 2014 AS 20140923-0087242.

PARCEL ID NUMBER: 097 02 0A 129.00

PROPERTY COMMONLY KNOWN AS: 1631 STONEWATER DRIVE, HERMITAGE, TN 37076

# True Copy Certification

I, Cassie Sheridan, 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 Rhode Island

County of Providence

Personally appeared before me, Michael Moorman, a notary public for this county and state, Cassie Sheridan 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: 3-28-2020
Notary' Seal (if on paper)

