312,000

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$314,000.00~~ $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 01/06/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 93398 DEEDWARR
05/17/2018 10:43:48 AM 2 pgs
Fees: $13.00 Taxes: $1,154.40

20180517-0047240

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Andrew Tait Alexson and Gayle Leona Alexson	Andrew Tait Alexson and Gayle Leona Alexson and William Joseph Alexson	126 16 0A 615.00
(NAME)	(NAME)	
7440 Riverland Drive	7440 Riverland Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fourteen Thousand And No/100 Dollars ($314,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Andrew C. Gebhart and wife, Sandra S. Gebhart**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew Tait Alexson and Gayle Leona Alexson, husband and wife, and William Joseph Alexson, an unmarried man, as tenants in common with right of survivorship,** 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. 370 on the Final Plat of Riverwalk, Phase 4C, as shown by plat appearing of record in Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andrew C. Gebhart and wife, Sandra S. Gebhart by Warranty Deed from Joshua L. Hill and wife, Sarah A. Hill, dated May 22, 2013 and recorded May 24, 2013, in Instrument No. 20130524-0053051, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-183744SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-KW 187440

unimproved ☐
This is improved ☒ property, known as 7440 Riverland Drive, Nashville, TN 37221

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, has 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 15 day of MAY, 2018

Andrew C. Gebhart
Andrew C. Gebhart

Sandra S. Gebhart by Andrew C. Gebhart as attorney in fact
Sandra S. Gebhart, by Andrew C. Gebhart as attorney in fact

STATE OF Tennessee
County OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Andrew C. Gebhart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Sandra S. Gebgart, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Sandra S. Gebhart, for the purposes therein contained.

Witness my hand and official seal, this the 15 of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

File Number: GRN-183744SSO