RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 111708 DEEDWARR
07/02/2018 01:30:37 PM 2 pgs
Fees: $13.00 Taxes: $1,883.30

20180702-0063958

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-20-2019
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Frank Forte	New owner	
(NAME) **412 Caledonian Ct.**	(NAME)	**172-10-0B-134.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICKY ALEXANDER AND WIFE, ASHLEY DUNHAM ALEXANDER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK FORTE, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 26 on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development of record in Plat at Instrument No. 20060316-0030458, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ricky Alexander and wife, Ashley Dunham Alexander by Quitclaim deed from Ashley Dunham Alexander of record in Instrument No. 20120727-0066402 Register's Office for Davidson County, Tennessee, dated July 20, 2012 and recorded on July 27, 2012.Being the same property conveyed to Ashley Dunham Alexander by Quitclaim deed from Ricky Alexander of record in Instrument No. 20090402-029814 Register's Office for Davidson County, Tennessee, dated April 02, 2009 and recorded on April 02, 2009.
Being the same property conveyed to Ricky Alexander and Ashley Dunham Alexander, husband and wife by Warranty deed from Robert R. Morse and Cynthia J, Morse of record in Instrument No. 20080521-0052086 Register's Office for Davidson County, Tennessee, dated May 15, 2008 and recorded on May 21, 2008.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060316-0030458, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 5200, Page 306, Register's Office of Davidson County, Tennessee.
- Restrictions of record in Book 5708, page 670 and Book 8379, page 307, in the Register' s Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 19991221-0305559 as amended in Instrument No. 20000728-0074515, and supplemented in Instrument No. 20070206-0015266, Register's Office for Davidson County, Tennessee, and as Supplemental thereto of record in Book 3718, page 951, Register's Office for Williamson County, Tennessee.
- Charter for Christiansted Valley of record in Instrument No. 19991221-0305560 and Instrument No. 19991221-0305561, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4780, page 611, Register's Office for Davidson County, Tennessee.
- Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, page 706 and amended in Book 5720, page 183, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Book 11628, page 8 and Instrument No. 20050607-0065120, Register's Office for Davidson County, Tennessee.
- Declaration of Shared Turnaround Easement of record in Instrument No. 20070817-0098507, Register's Office for Davidson County, Tennessee.

- Quitclaim Deed to HOA of record in Instrument Number 20151001-0099630, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress and Egress and Installation of Public Utility Lines of record in Book 5794, Page 256, in the Register's Office for Davidson County, Tennessee.
- HOA Rules and Regulations of record in Instrument Number 20170602-0055138, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **412 Caledonian Ct., Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 29th DAY OF JUNE, 2018.

Ricky Alexander

Ashley Dunham Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICKY ALEXANDER, the within named bargainor, 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 official seal, this the 29th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY DUNHAM ALEXANDER, the within named bargainor, 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 official seal, this the 29th of June, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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