WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

File No.: 18-06-122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Beth Hamilton and Scott Alexander, wife and husband	new owner	091-14-0E-002.00-CO
(NAME) 5705 B Maxon Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 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, **CHRISTOPHER R. BRICKELL AND JAMIE O. BRICKELL, HUSBAND AND WIFE,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **BETH HAMILTON AND SCOTT ALEXANDER, WIFE AND HUSBAND,** 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 Unit No. B on the Plan of Declaration of Covenants, Conditions and Restrictions for 5705 Maxon Avenue Cottages, a Horizontal Property Regime with Private Elements, as shown as Exhibit Map of record in Instrument Number 20141003-0092012, corrected by Ratification of record as Instrument No. 20150806-0078518, 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 Christopher R. Brickell and Jamie O. Brickell, husband and wife by Warranty deed from John L. Ambrose, III of record in Instrument No. 20150812-0080864 Register's Office for Davidson County, Tennessee, dated August 10, 2015 and recorded on August 12, 2015.

Bill Garrett Davidson County
Batch# 117599 DEEDWARR
07/17/2018 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,390.83
20180717-0069625

unimproved ☐
This is improved ☒ property, known as 5705 B Maxon Avenue, Nashville, TN 37209
(House No.) (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 17th day of July. 2018.

Christopher R. Brickell

Jamie O. Brickell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned authority, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Christopher R. Brickell and Jamie O. Brickell, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th of July, 2018.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Paul F. Soper, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 9/7/21
Notary' Seal (if on paper)

