NEW OWNER:

Alyssa Richelle Macon
3237 Spears Road
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0388

050-14-0-103.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 117740 **DEEDWARR**
07/18/2018 10:01:51 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63

20180718-0069877

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars ($279,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOSHUA HALLFORD, AN UNMARRIED MAN** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ALYSSA RICHELLE MACON, AN UNMARRIED WOMAN** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 399 on the Plan of Section Two, Parkwood Estates of record in Plat Book 3300, Page 5, 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 Joshua Hallford, an unmarried man by Warranty deed from Buying Houses, LLC of record in Instrument No. 20170523-0051327 Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 23, 2017.

Being also known as 3237 Spears Road Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13th day of **July, 2018.**

JOSHUA HALLFORD

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOSHUA HALLFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of **July, 2018.**

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **279,900.00** .

AFFIANT

Sworn to and subscribed to before me this 13th day of **July, 2018.**

NOTARY PUBLIC

My commission expires: _____

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021