THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $725,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 2018.

Notary Public
My Commission Expires: 7/06/20

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

Bill Garrett Davidson County
Batch# 122424 DEEDWARR
07/30/2018 03:40:50 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20180730-0074285

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Ricky Alexander and Ashley Alexander 5409 Forest Acres Dr Nashville, TN 37220	New Owner	Tax Parcel ID No. 160-10-0-002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOU TAYLOR, AS CO-TRUSTEE OF THE JOY ROE TRUST UNDER AGREEMENT DATED AUGUST 24, 2016,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey **RICKY ALEXANDER AND ASHLEY ALEXANDER,** HUSBAND AND WIFE, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

ULRICH JR.

Land in Davidson County, Tennessee, being Lot(s) 215, as shown on the map entitled the Plan of Oak Hill Estates, Section II, of record in Book 4460, page 36-38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LOU TAYLOR AND MARGARET STEPHENS (BEING ONE AND THE SAME AS PEGGY STEPHENS) CO-TRUSTEES OF THE JOY ROE TRUST UNDER AGREEMENT DATED AUGUST 24, 2016, by deed from CHRIS O. PARKER AND WIFE, KRISTEN B. PARKER, of record in Instrument No. 20161018-0110179, dated October 17, 2016, said Register's Office.

This is improved property commonly known as: **5409 Forest Acre Dr, Nashville, TN 37220**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July 2018.

JOY ROE TRUST:

LOU TAYLOR, CO-TRUSTEE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **LOU TAYLOR** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Co-Trustee of **JOY ROE TRUST**, and that she as such Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Co-Trustee.

Witness my hand and seal, this 27th day of July, 2018.

ERICA LYNN MEYER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: June 22, 2020

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GVRES18-5409