Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

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

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 134059 DEEDWARR
08/28/2018 10:35:22 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20180828-0085071

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 3203 Alpine Trust PO Box 160772 Nashville, TN 37216	SAME AS BUYER	070-09-0-154.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Eugene McKissack and wife, Nelly McKissack

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee of The 3203 Alpine Trust

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. 3, on the plan of Lincoln Avenue Subdivision, of record in Book 4350, Page 119, Register's Office for said County.

Said Lot No. 3 fronts 133.59 feet on the northwesterly side of Alpine Park Drive, and runs back between lines, 56.14 feet on it's southerly line and 114.84 feet on it's northerly line, to a line in the rear, the common boundary with Lot No. 2, on which is measures 115.83 feet.

Being the same property conveyed to Eugene McKissack and wife, Sallie A. McKissack by Warranty deed from Andrew Ewing, Trustee of record in Book 4487, page 612, Register's Office for Davidson County, Tennessee, dated March 19, 1971 and recorded on March 22, 1971. Sallie A. McKissack having since died on January 12, 2017 leaving Eugene McKissack sole surviving tenant by the entirety. Eugene McKissack having since remarried, his spouse Nelly McKissack, hereby joined in the execution of this instrument, for the purpose of conveying marital interest in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3203 Alpine Ave, Nashville, TN 37218.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of August, 2018.

Eugene McKissack

Eugene McKissack

Nelly McKissack

Nelly McKissack

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Eugene McKissack and Nelly McKissack

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2018.

Notary Public

My Commission Expires: _____

(Notary Seal)

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON