Karen Y Johnson Davidson County
Batch# 136605 DEEDWARR
09/04/2018 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $776.63
20180904-0087273

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18338

Send Tax Bills To:
F & M Bank
10 Cadillac Dr., Suite 100
Brentwood, TN 37027

New Owner is:
Andrew Adelson
2428 Adlai Street
Nashville, TN 37207

MAP: 059-16-0
PARCEL: 090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Andrea Alexander, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Andrew Adelson, a single man,** hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 2428 Adlai Street, Nashville, TN 37207.

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 101 on the Plan of J.B. Haynie's Cleveland Plan, of record in Plat Book 161, Page 35, 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 Andrea Alexander, unmarried, by Warranty Deed from Puush Management, LLC, a Tennessee limited liability company, dated 7/24/15 and recorded 7/28/15 in Instrument No. 20150728-0074123, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of August, 2018.

GRANTOR:

Andrea Alexander

ACKNOWLEDGEMENT

STATE OF Ohio)
COUNTY OF Cuyahoga)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Andrea Alexander**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of August, 2018.

SHARON J. BADERTSCHER, Attorney
Notary Public for the State of Ohio
My commission has no expiration date.
Section 147.03 R.C.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $209,900.00.

Anna Maria Angel
Affiant

SWORN TO and subscribed before me this 30th day of August, 2018.

NOTARY PUBLIC

My commission expires: 7-24-2021

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY