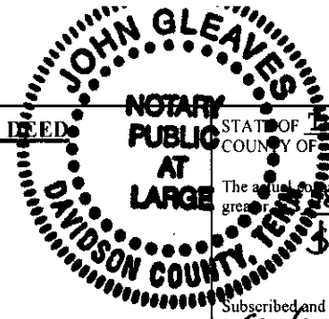


WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2960963

~~Return to:~~

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value for this transfer, whichever is greater is ~~$580,000.00~~ $580,000.00

Affiant

Subscribed and sworn to me, this the 5 day of September, 2018

Notary Public

My commission expires: 1-3-22

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
2801 White Oak Drive NASHVILLE, TN 37215	Zoe E. Ames Glenna C. Dunn	new owner 2801 White Oak Drive Nashville, TN 37215	117-03-0R-001.00-CO

THIS INDENTURE is made effective the 31 day of July, 20 18, by **Jesse Fayne Alford, a single man,** First Parties, for the purpose of conveying the premises described herein to Zoe E. Ames and wife Glenna C. Dunn, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit C, on the Plan of Cottages at White Oak, a Horizontal Property Regime With Private Elements of record in the Exhibits of the Declaration of Covenants, Conditions, and Instrument No.20150107-0001625, as amended in Instrument No. 20150107-0001626, Instrument No. 20150827-00866716 and Instrument No. 20160422-0039488, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with interest in common area.

Being the same property conveyed to Jesse Fayne Alford, a single man by Warranty deed from Car Investments, a Tennessee General Partnership of record in Instrument No. 20151210-0124464 Register's Office for Davidson County, Tennessee, dated December 09, 2015 and recorded on December 10, 2015.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record as Instrument Number 20070629-0078045 and Book 1835, Page 109, as amended in Book 2105, Page 252; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150107-0001625, as amended in Instrument No. 20150107-0001626 Instrument No. 20150827-00866716, and Instrument No. 20160422-0039488; Easement granted to City of Nashville of record in Book 3531, Page 600, Restrictions of record in Book 2031, Page 143 and Book 2032, page 379, as amended in Book 2739, Page 233, in the Register's Office for Davidson County, Tennessee

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all exisTing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

Karen Y Johnson Davidson County
Batch# 138028 **DEEDWARR**
09/07/2018 03:07:01 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00



20180907-0088943

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-18-2801

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20___, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Jesse Fayne Alford

Jesse Fayne Alford

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Jesse Fayne Alford**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 31st day of July, 2018.

Beth Garrison

NOTARY PUBLIC

My Commission Expires: 1/3/22

BETH GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.