STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant



SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2018.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G18-3756

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBER
Jessica L. McAlister (NAME)	_____ (NAME)	126-15-0B-293.00-C
(STREET ADDRESS)	(STREET ADDRESS)	Karen Y Johnson Davidson County Batch# 158433 DEEDWARR 11/13/2018 10:34:59 AM 2 pgs Fees: $13.00 Taxes: $1,036.00 20181113-0111570
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Daniel J. Brown, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica L. McAlister, married**, 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 85, Lexington Point Subdivision, Section Four, as shown on plat of record in Instrument 20020116-0006343, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel J. Brown, a single man by Deed dated June 27, 2013, recorded July 2, 2013, in Instrument Number 20130702-0068333, in the Register's Office of Davidson County, Tennessee.

Katrina Michelle Brown joins in this instrument for the purpose of conveying any interest in said property, marital or otherwise.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20020116-0006343, Register's Office for Davidson County, Tennessee.

2. Charter of Homeowners Association of record in Instrument 20000102-00104424, Register's Office for said County.

3. Stormwater Detention Agreement of record in Instrument 20020729-0090372, Register's Office for said County.

4. Common Area conveyed to Homeowners Association of record in Instrument 20150123-0006862, Register's Office for said County.

5. Restrictions as recorded in Instrument 20001018-0103445; 20010522-0052909; 20020214-0019754; 20020219-0021061; 20150220-0014706, Register's Office for Davidson County, Tennessee.

6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8124 Boone Trace, Nashville, TN 37221.

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

Witness my/our hand(s) this 7th day of November, 2018.

x _____ x _____

Daniel J. Brown Katrina Michelle Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2018, before me personally appeared Daniel J. Brown and Katrina Michelle Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 7th day of November, 2018.

_____

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066