Karen Y Johnson Davidson County
Batch# 169960 **DEEDWARR**
12/04/2018 01:10:31 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20181204-0118278

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-NC18807

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2018.

Notary Public
My commission expires: 1/6/20

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

05-1811-67415

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Alexandra S. Morgan	New Owner	061-07-0-155.00
~~155.00~~		
807 Maplewood Place		
Nashville TN 37216		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cynthia A. Napier**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alexandra S. Morgan**, hereinafter called the Grantees, their successors 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. 8, Block C, on the Plan of Broadmoor Subdivision, of record in Book 547, Page 161, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia A. Thomas by deed from Thomas Joseph Wilson, unmarried, dated December 9, 2013, recorded December 11, 2013, of record in Instrument No. 20131211-0125550, Register's Office for Davidson County. Cynthia A. Thomas having since divorced and is now known as Cynthia A. Napier. All title and interest divested from husband Larry Dale Thomas and reinvested in Cynthia Ann Thomas by Final Decree of Divorce filed in Docket No. 13D-3476 Third Circuit Court for Davidson County, Tennessee and Instrument No. 20140424-0034462, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cynthia A. Napier by Quitclaim deed from Cynthia A. Thomas, now Cynthia A. Napier, unmarried, dated May 2, 2014, recorded May 5, 2014, of record in Instrument No. 20140505-0037867, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 807 Maplewood Place, Nashville, TN 37216.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 hand this 30th day of November, 2018.

Cynthia A. Napier

Cynthia A. Napier

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cynthia A. Napier**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of November, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ COUNTY OF RUTHERFORD