#34548

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34548-11-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $402,500.00. Claire M. McLaughlin Affiant Subscribed and sworn to before me this 7th day of December, 2018. Notary Public My Commission Expires:

GERALD S. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Anderson T. McLaughlin, Claire M. McLaughlin 424 Alden Court Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103 06 0 250 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **424 Alden Court, LLC, a Louisiana limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anderson T. McLaughlin and wife, Claire M. McLaughlin** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 424 Alden Court, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Y Johnson Davidson County
Batch# 173351 DEEDWARR
12/12/2018 11:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,489.25
20181212-0120986

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of December, 2018.

424 Alden Court, LLC, a Louisiana limited liability company

BY: _____ AUTHORIZED REPRESENTATIVE
Thomas Fussell, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Fussell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of 424 Alden Court, LLC, a Louisiana limited liability company and as such Authorized Representative executed the foregoing instrument for the purposes therein contained.

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

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

_____
Notary Public

My Commission Expires:
10-7-2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision Reserved Parcel "A" Brookside Courts Addition No. 2, as of record in Plat Book 5210, page 190, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas B. Redens, unmarried by deed dated July 13, 2009 from Karen T. Schwartz, an unmarried woman of record in Instrument No. 20090714-0065936, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 7, 2015 of record in Instrument No. 20150814-0081808, Register's Office for Davidson County, Tennessee, Thomas B. Redens and wife, Sarah Tagert Redens conveyed subject property to 424 Alden Court, LLC, a Louisiana limited liability company.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien not yet due and payable. Map and Parcel No. 103 06 0 250 00.
2. All matters appearing on the Plan of record as Book 5210, page 190, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

