Karen Y Johnson Davidson County
Batch# 179133 DEEDWARR
12/31/2018 10:55:32 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20181231-0126366

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
ANGELA SNIDER
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF DECEMBER, 2018.

NOTARY PUBLIC
MY COMMISSION EXPIRES: July 9, 2020

SIBER MUHSIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2020

ADDRESS OF NEW OWNERS:
WILLIAM ALEXANDER
709 Shawnee Drive
Nashville, TN 37205

SEND TAX BILLS TO:
WILLIAM ALEXANDER
709 Shawnee Drive
Nashville, TN 37205

MAP-PARCEL:
115-02-0-087

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BETH C. ALEXANDER,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM CALLAWAY ALEXANDER and wife, KATHERINE MONTGOMERY ALEXANDER,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 167, as shown on the map entitled Crest Meade, Section III, of record in Book 2331, page 150, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being that same property conveyed to Beth C. Alexander by Deed recorded on December 7, 2018, in Instrument No. 20181207-0119743, in the Register's Office of Davidson County, Tennessee.

This is unimproved property ____
This is improved property X, known as 709 Shawnee Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest hereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for the following: (1) 2018 County Taxes which shall be prorated and assumed by the Grantee herein; (2) Setbacks, requirements and easements as shown on plat of record in Plat Book 2331, page 150, in the Register's Office of Davidson County, Tennessee; and we do further covenant and bind ourselves, our 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 our hands this 18th day of December, 2018.

BETH C. ALEXANDER

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared to me **BETH C. ALEXANDER** known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Official Notarial Seal on this the 18th day of December, 2018.

Notary Public

My commission expires: July 9, 2020

SIBER MUHSIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2020