Karen Johnson Davidson County
Batch# 196556 DEEDWARR
02/19/2019 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,731.60
20190219-0014928

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $468,000.00.

Michelle Poynor
Affiant

Subscribed and sworn before me this the 19th day of February, 2019.

Notary Public
My commission expires: 10/31/2020

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 344891

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alexa Leigh Dougherty 5407A Pennsylvania Ave Nashville, TN 37209	New Owner	091-06-0 465.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PHILLIP POYNOR, MARRIED AND MIKE ROZENBOOM, MARRIED, TENANTS IN COMMON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALEXA LEIGH DOUGHERTY, UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1314 of Block 35 on the plan of Plan No. 2, West Nashville Tennessee, as of record in Book 57, page 172, Register's Office, Davidson County, Tennessee.

Said lot fronts 25 feet on the southerly side of Pennsylvania Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Phillip Poynor, married and Mike Rozenboom, married, tenants in common, by deed from John M. Mabry, a married man, dated 03/13/2018, of record in Instrument No. 20180319-0025536, said Register's Office.

The said Phillip Poynor and Mike Rozenboom warrant that this property was not at any time a marital residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5407A Pennsylvania Ave, Nashville, TN 37209.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 19th day of February, 2019.

Phillip Poynor

Mike Rozenboom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

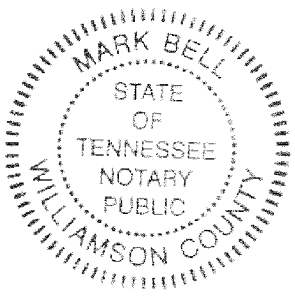
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phillip Poynor and Mike Rozenboom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein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

Witness my hand and official seal this 19th day of February, 2019.

My commission expires:

1/17/21

Notary Public



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

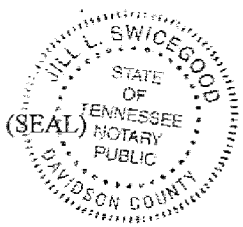
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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