WARRANTY DEED



File #13739

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexandra M. Alley	Wilson Bank & Trust	05201012700
(NAME)	(NAME)	Karen Johnson Davidson County
605 Idlewild Avenue	1436 W Main Street	Batch# 203012 DEEDWARR
(ADDRESS)	(ADDRESS)	03/07/2019 10:24:18 AM 2 pgs
Madison, TN 37115	Lebanon TN 37087	Fees: $13.00 Taxes: $629.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190307-0020984

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rebecca Charlton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alexandra M. Alley, unmarried,** 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 No. 5 on the plat of Block "F" Crittenden Estates Subdivision, as shown on plat of record in Plat Book 974, page 69 in the Register's office for Davidson county, Tennessee, too which plat reference is made for a more complete description.

Being the same property conveyed to Rebecca Charlton, by deed of record in Instrument No. 20190104-0001115 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property has never been used as the Grantors primary residence.

unimproved ☐

This is improved ☑ property, known as 605 Idlewild Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hands this 5th day of March, 2019.

Rebecca Charlton

State of Tennessee
County of Davidson

Personally appeared before me Rebecca Charlton, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of March, 2019.

Notary Public
My Commission Expires: _____

File No.: 13739

