WARRANTY DEED

Karen Johnson Davidson County
Batch# 204913 DEEDWARR
03/12/2019 12:57:30 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20190312-0022609

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF March 2019.

Notary Public

MY COMMISSION EXPIRES: 2-27-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olga Alexeeva	HomeExpress Mtg. Corp	
(NAME) 3924 West Valley Dr. (ADDRESS) Nashville TN 37211 (CITY) (STATE) (ZIP)	(NAME) 15041 Red Hill Ave #205 (ADDRESS) Tustin CA 92780 (CITY) (STATE) (ZIP)	14809012400

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Barbara K Appleton and James H Appleton, Wife and Husband**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Olga Alexeeva,** HEREINAFTER CALLED THE GRANTEE, HIS/HER 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. 26 on the Map of Locustwood Subdivision, Section 4, as of record in Book 2330, Page 137, Register's Office for said County.

Said Lot No. 26 fronts 75 feet on the southeasterly side of West Valley Drive and extends back 276.9 feet on the southwesterly line and 226.8 feet on the northeasterly line, to a dead line in the rear, measuring 117.4 feet thereon.

Being the same property conveyed to James H. Appleton and Barbara K. Appleton by virtue of that certain Quit Claim Deed dated October 8, 2003, and being of record at Instrument No. 20031016-0153700 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to James H. Appleton by virtue of Warranty Deed dated March 15, 1973 at Book 4726, Page 209 in the amount of $21,500.00 in the said Register's Office.

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

unimproved
This is improved x property, known as 3924 West Valley Dr. Nashville, TN 37211
(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 hand this 7th day of March, 2019.

Barbara K Appleton

Barbara K Appleton

James H. Appleton

James H Appleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Barbara K Appleton and James H Appleton, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of March, 2019_.

Notary Public

My Commission Expires: 7/9/22

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/06/2019