STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 211934 DEEDWARR
04/01/2019 09:20:46 AM 2 pgs
Fees: $13.00 Taxes: $166.50

20190401-0028972

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Kellyn Holder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2019.

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-4690

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bryce Alexander and Cyndi Alexander (NAME)	New Owner (NAME)	177-00-0-019
779 Douglas Ln (STREET ADDRESS)	" (STREET ADDRESS)	
Gallatin TN 37066 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Eddie R. Messer and wife, Barbara S. Messer**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryce Alexander and Cyndi Alexander, husband and wife**, 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 the Second Civil District of Davidson County, Tennessee, being Lot No. 9 of the Fox Hollow Farms, of record in Boundary Plat in Book 9700, Page 292 and corrected in Book 10371, Page 516, and located on the West side of State Route 96 and being more particularly described as follows:

BEGINNING at a point at the most northwest corner of Fox Hollow at a southerly corner with Robert F. Stamps' property, of record in Will Book 151, Page 413, Register's Office for Davidson County, Tennessee; thence, with said Stamps' southerly line, South 88 deg. 54' 42", East 680.00 feet to a point at the northwest corner of Lot No. 8; thence, with the West line of Lot No. 8, South 04 deg. 04' 14', East 466.84 feet to a point; thence, South 76 deg. 41', West 130.00 feet to a point; thence, with the northeasterly line of Lot No. 10, North 55 deg. 13' 28", West 719.37 feet to a point in the East line of Stamps; thence, with Stamps' line, North 02 deg. 30' 12', East 98.36 feet to a point of BEGINNING, and more fully described on Exhibit "A' to the Declaration of Protective Covenants, Conditions and Restrictions of record in Book 8960, Page 252, revised by Exhibit "A" to Amendment No. 1 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 9048, Page 590 and further revised by Exhibit "A" to Amendment No. 3 to the Declarations of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms of record in Book 9137, Page 784, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eddie R. Messer and wife, Barbara S. Messer by Quitclaim Deed dated April 2,

2004, recorded April 7, 2004, in Instrument Number 20040407-0039456, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Boundary Plat in Book 9700, Page 292 and corrected in Book 10371, Page 516, Register's Office for Davidson County, Tennessee.

2. Easement for Ingress/Egress/Utilities of record in Book 8916, Page 345 and corrected in Book 8960, Page 247, Register's Office for said County.

3. Grant of Easement of record in Book 9340, Page 585 and corrected in Book 9400, Page 931, Register's Office for said County.

4. Charter for Homeowners Association of record in Book 8960, Page 251, Register's Office for said County.

5. Stormwater Detention Agreement of record in Book 9322, Page 351, Register's Office for said County.

6. Easement Contract for Sewage Disposal System of record in Book 11281, Page 914, Register's Office for said County.

7. Restrictions as recorded in Book 8353, Page 806; Book 8960, Page 252; Book 9048, Page 590; Book 9052, Page 433; Book 9137, Page 784; Book 9340, Page 579; Book 9400, Page 936; Book 9454, Page 59; Book 9648, Page 407; Book 9772, Page 401; Book 9892, Page 743; Book 9981, Page 497; Book 10112, Page 348; Book 10173, Page 415; Book 10675, Page 549; Book 10940, Page 193; Book 10940, Page 200; Instrument 200201030001120; Instrument 200201030001121; Instrument 200207100083032; Instrument 200312160179664; and Instrument 200502160017867 Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 104 Fox Hunt Point, Nashville, TN 37221.

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. Whenever 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 hand(s) this 28th day of March, 2019.

Eddie R. Messer

Barbara S. Messer

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of March, 2019, before me personally appeared Eddie R. Messer and Barbara S. Messer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 28th day of March, 2019.

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Signature
My commission expires: 7/19/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066