THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 19031984**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2019. Notary Public My Commission Expires: 9-7-21

ANGELA G. BATSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires September 7, 2021

Karen Johnson Davidson County
Batch# 223723 DEEDWARR
04/30/2019 10:06:22 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50

20190430-0039752

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Krista M. Alexander and Erik A. Highter 550 Westboro Drive Nashville TN 37209	Loandepot.com, LLC. 26642 Towne Centre Drive Foothill Ranch, CA 92610	Tax Parcel ID No. 090-16-0C-001.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grayson Robert Daily, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Krista M. Alexander and Erik A. Highter, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 552 Westboro Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 552 Westboro Drive Townhomes, a Horizontal Property Regime, of record in Instrument Number 20161004-0104458 amended in Instrument Number 20190130-0009063, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed by Warranty Deed from 552 Westboro, LLC, a Tennessee limited liability company to Grayson Robert Daily, an unmarried person, as recorded on the 18th day of May, 2017 in Instrument No. 20170518-0049664 and part of Warranty Deed from Larry Woods and Saralee Woods to 552 Westboro, LLC, a Tennessee limited liability company, as recorded on the 18th day of July, 2016 in Instrument No. 20160718-0073243, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, WESTBORO, as recorded in Plat Book 1424, Page(s) 60.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161004-0104458, amended at Instrument No. 20190130-0009063.

This is improved property located at 550 Westboro Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2019.

Grayson Robert Daily

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Grayson Robert Daily, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2019.

Notary Public

SEE ATTACHED CERTIFICATE
DATE 4/24/2019 NOTARY INITIALS

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On April 24 2019 before me, Rebecca L. Garcia
(insert name and title of the officer)

personally appeared Grayson Robert Dailey,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

REBECCA L. GARCIA
Notary Public - California
Orange County
Commission # 2214787
My Comm. Expires Sep 18, 2021

Signature _____ (Seal)

Warranty Deed
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