WARRANTY DEED

Karen Johnson Davidson County
Batch# 242413 DEEDWARR
06/12/2019 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $869.13
20190612-0056355

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 4-22-23

(AFFIX SEAL)

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terri Nicole Anderson	New Owner	173-09-0-A-500.00 CO
(NAME)	(NAME)	
8728 Gauphin Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Alexander James Mincey,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Terri Nicole Anderson and Cathy Sue Crook, tenants in common,** 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. 414 on the Plan of Phase Seven, Lenox Village of record in Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexander James Mincey and Ellen Elizabeth Mincey, husband and wife, by Special Warranty Deed from Secretary of Housing and Urban Development, dated November 7, 2013, of record in Instrument No. 20131112-0116585, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Alexander James Mincey by Quitclaim Deed from Ellen Elizabeth Mincey, dated January 29, 2016, of record in Instrument No. 20160201-0009295, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8728 Gauphin Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20051028-0130418; restrictions of record in Instrument No. 20020315-0032826; Instrument No. 20060321-0032382 and Instrument No. 20060321-0032283; charter of record in Instrument No. 20020412-0045831; conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Village, of record in 20020315-0032825 and Instrument No. 20060321-0032383; easement for stormwater detention of record in Book 7361, page 230; Instrument No. 20020408-0042676; Instrument No. 20041229-0154223 and Instrument No. 20050822-0099609; easement for right of way of record in Instrument No.

20010103-0000902 and Instrument No. 20010822-0090889; easement for sewer and storm drainage of record in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851; easement for Comcast of record in Instrument No. 20130916-0097049; all of record in the Register's Office for Davidson County, Tennessee.

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.

Melissa Ann Outten joins in signing to relinquish any marital interest she may have in the property.

Witness ourmy hand this 7th day of June, 2019.

Alexander James Mincey

Melissa Ann Outten

State of Texas

County of Bexar

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Alexander James Mincey and Melissa Ann Outten, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at City of San Antonio, State of Texas, this 6th day of June, 2019.

Notary Public
My Commission Expires: 06.22.2022

File No.: 29503

Monica N. Dresser
Notary Public, State of Texas
My Comm. Exp. 06-22-2022
Notary ID 12504149-9

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC (SEAL)
WILSON COUNTY