WARRANTY DEED

Karen Johnson Davidson County
Batch# 246003 DEEDWARR
06/20/2019 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20190620-0059524

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of June 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 8 2022
(AFFIX SEAL)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd. Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Carter Loftis and Lindsay Joscelyn	First Freedom Bank	053 06 0A 095.00
(NAME)	(NAME)	
2132 Riverway Drive	1620 West Main St.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Lebanon TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Deborah R. Alexander, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carter L. Loftis and Lindsay P. Joscelyn, both unmarried, as tenants in common with the right of survivorship**, 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 95, as shown on the map entitled Revision to Lots 95 through 99, Phase One, Waterford, of record in Book 8250, page 217, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah R. Alexander, by deed from W.L. Bainbridge, Inc., of record in Book 9146, page 391, dated October 29, 1993, said Register's Office.

Further being the same property conveyed to The Alexander Irrevocable Catastrophic Illness Trust, dated June 8, 2018, Tabitha Faith Daniels, Trustee, by quitclaim deed from Deborah R. Alexander, of record in Instrument No. 20180614-0057299, dated June 8, 2018, said Register's Office.

The deeds referenced above incorrectly make reference to a plat which was superceded by the later plat in the description herein. The property conveyed herein is within the larger lot referenced in the incorrectly referenced plat.

Further being the same property conveyed to Deborah R. Alexander, unmarried, by quitclaim deed from Tabitha Faith Daniels, Trustee of The Alexander Irrevocable Catastrophic Illness Trust, dated June 8, 2018, of record in Instrument No. _201906200059523_____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2132 Riverway Drive, Old Hickory, TN 37138

File Number: MTJ-1903652SSO

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 our hands this 19 day of June, 2019

Tabitha Faith Daniels, Trustee(s)

BY: Tabitha Faith Daniels, Trustee

Deborah R. Alexander

BY: Deborah R. Alexander

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named The Alexander Irrevocable Catastrophic Illness Trust, dated June 8, 2018, Tabitha Faith Daniels, Trustee(s), the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of June, 2019.

Jennifer Gentry

Notary Public

My Commission Expires: 6/9/2020

(SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Deborah R. Alexander, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of June, 2019.

Notary Public

My Commission Expires: 10-25-19

(SEAL)

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MTJ-1903652SSO

True Copy Certification

I, Wesley D. Turner, 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.

Signature

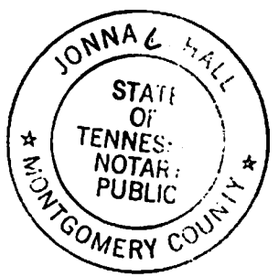
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, 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: 10/14/2019

Notary's Seal



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