Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 277576 DEEDWARR
08/29/2019 10:27:41 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20190829-0087201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jackie Alexander	**New Owner**	
(NAME)	(NAME)	**083-13-0-100.00**
5185 Alta Vista Street		
(ADDRESS)	(ADDRESS)	
San Diego, CA 92109		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIN R. PFAFF, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACKIE ALEXANDER, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Northerly 1/2 Half of Lot No. 94 on the Plan of Resubdivision of Lot 94 East Edgefield of record in Plat Book 21, Page 147, as amended in Instrument No. 20030923-0140321 in the 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 Erin R. Pfaff, unmarried by Warranty deed from Brad Whitefield of record in Instrument No. 20040510-0053020 Register's Office for Davidson County, Tennessee, dated April 28, 2004 and recorded on May 10, 2004.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 147 and Amended in Instrument No. 20030923-0140321, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8839, Page 584, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1110 Fatherland Street, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF AUGUST, 2019.

Erin R. Pfaff

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN R. PFAFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of August, 2019.

Notary Public
My Commission Expires: Aug 20, 2020
(SEAL)

NOTARY PUBLIC
CECILIA M. BRADEN
Notary Public, State of Florida
Commission# GG 19705
My comm. expires Aug. 20, 2020