Return To: 19-2403
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 282379 DEEDWARR
09/09/2019 08:30:04 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20190909-0090488

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of September, 2019.

Notary Public
My commission expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

03-1908-38898

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
James Lee Floyd 3557 Fair Meadows Dr. Nashville TN 37211	~~Origin Bill James Lee Floyd~~ ~~1800 N. Hudson~~ ~~STE A 3557 Fair Meadows Dr.~~ ~~Monroe LA 71201 Nashville, TN 37211~~	180-04-0-B-137.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua D. Dutcher, unmarried and Alexis H. Dutcher n/k/a Alexis H. Gregg, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Lee Floyd and Alana R. Houston, husband and wife**, hereinafter called the Grantees, their successors 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. 142, on the Plan of Brookview Forest, Phase IV, of record in Instrument No. 20061107-0138639, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin C. McCullough and D. Sheree McCullough, husband and wife by deed from Daniel Pinsonneault and wife, Karen Pinsonneault, and Morgan Pinsonneault, unmarried, dated May 31, 2016, recorded June 27, 2016, of record in Instrument No. 20160627-0065238, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joshua D. Dutcher and Alexis H. Dutcher, husband and wife by deed from Benjamin C. McCullough and D. Sheree McCullough, husband and wife, dated April 28, 2018, recorded May 1, 2018, of record in Instrument No. 20180501-0041340, Register's Office for Davidson County, Tennessee.

Further being the same property awarded to and vested in Alexis H. Dutcher pursuant to Final Divorce Decree in the Chancery Court for Davidson County, Tennessee, Docket No. 19D-894, dated September 4, 2019, recorded September 4, 2019, of record as instrument number said Register's Office. Title was divested out of Joshua D. Dutcher in said Final Divorce Decree.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3557 Fair Meadows Dr., Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of September, 2019.

Joshua D. Dutcher

Alexis H. Gregg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joshua D. Dutcher** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 3rd day of September, 2019.

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires: 03/08/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Alexis H. Dutcher n/k/a Alexis H. Gregg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 4th day of September, 2019.

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires: 03/08/21