Karen Johnson Davidson County
Batch# 286688 DEEDWARR
09/17/2019 09:06:34 AM 2 pgs
Fees: $13.00 Taxes: $747.40
20190917-0093961

WARRANTY DEED

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $202,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16th DAY OF SEPTEMBER 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/1/2022

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6052B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brian Lamount Rainer		135-11-0C-054.00-CO
163 Nashboro Greens		
Nashville, TN 37217		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MICHAEL PAUL ALEXANDER, A MARRIED MAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRIAN LAMOUNT RAINER

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 211 on the Plan of Private Element Plat of Nashboro Village-Tract 18, Phase Two of record in Plat Book 9700, Page 968, amended in Instrument No. 20010423-0039877 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 Michael Paul Alexander, a married man by Quitclaim deed from Westhaven, LLC, a Tennessee series limited liability company, Series No. 14-03 of record in Instrument No. 20190401-0029408 Register's Office for Davidson County, Tennessee, dated March 09, 2019 and recorded on April 01, 2019.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 163 Nashboro Greens, Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 12th day of September 2019.

Michael Paul Alexander

STATE OF California
COUNTY OF San Diego

Personally appeared before me, a Notary Public of said County and State, MICHAEL PAUL ALEXANDER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of September 2019.

Jan Stittsworth
Notary Public

My Commission Expires: 5-10-2020

File #: 19-6052B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC
278 Franklin Road, Ste. 190
Brentwood, TN 37027

JAN STITTSWORTH
COMM. #2148900
Notary Public - California
San Diego County
My Comm. Expires May 10, 2020