WARRANTY DEED

Karen Johnson Davidson County
Batch# 286938 DEEDWARR
09/17/2019 03:43:28 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20190917-0094293

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/9/2021
(AFFIX SEAL)

PATRICIA PERCEFULL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tubb Properties, LLC, a Tennessee limited liability company	Tubb Properties, LLC, a Tennessee limited liability company	160 06 0 012.00
(NAME)	(NAME)	
8129 Devens Drive	8129 Devens Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **Shannon F. Alexander, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tubb Properties, LLC, a Tennessee limited liability company**, 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. 199 on the Plan of Oak Hill Estates, Section One, of record in Book 3700, Pages 118-120, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 199 Fronts 140 feet on the southerly side of Forest Hills Drive and extends back 490 feet on the easterly line and 512 feet on the westerly line to a dead line, measuring 221.39 feet thereon.

Being the same property conveyed to Shannon F. Alexander, married by Warranty Deed from Vanas Carl George and wife, Mary Douraine George dated October 31, 2013 and recorded November 7, 2013, as Instrument Number 20131107-0115536, in said 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.

File Number: MAI-1907831SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-V-19-809

unimproved ☐

This is improved ☒ property, known as 809 Forest Hills Dr., Nashville, TN 37220

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 13th day of September 2019

Shannon F. Alexander

Shannon F. Alexander

Phillip D. Alexander

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Shannon F. Alexander, and husband, Patrick D. Alexander the bargainors, 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 13th of September, 2019.

Notary Public

My Commission Expires: 5/9/23

(SEAL)

PATRICIA PERCEFULL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: MAI-1907831SSO