Karen Johnson Davidson County
Batch# 288782 DEEDWARR
09/20/2019 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,154.88
20190920-0095701

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $582,400.00.

Jamie Lloyd
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 17th day of September, 2019.

Shauna Daniels
NOTARY PUBLIC

My commission expires: 7/5/21

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7-5-2021

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Alex Haltom and Megan Peterson	Pinnacle Bank	08309038500
(NAME)	(NAME)	
1502 Forrest Avenue	150 3rd Ave S, Ste. 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37201	

Warranty Deed

For and in Consideration of the sum of $582,400.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Graham T. Voss and Ashley Voss, husband and wife,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Alex Haltom and Megan Peterson, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Subdivision of the A.V.S. Lindsley 29 Acre Tract, of record in Book 57, Page 66, 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 Graham T. Voss by deed from Michelle M. Prophater NKA Rain Marie Voss, dated June 6, 2014 and recorde as Instrument No. 20140606-0049620, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 1502 Forrest Avenue, Nashville, TN 37206.

Ashley Voss, wife of Graham T. Voss, joins in the execution of this instrument for the sole purpose of relinquishing any and all of her/his rights, title, and interest, marital or otherwise, in and unto said property.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of September, 2019.

Graham T. Voss

Ashley Voss

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 17th day of September, 2019.

Notary Public
My Commission Expires: 4-22-23

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Tracey Cerrato, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, 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: 01/24/2023

