THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124680

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $235,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of February, 2020.

Notary Public
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 360652 DEEDWARR
02/20/2020 09:27:19 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20200220-0018829

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maia Alexander 879 Idlewild Drive Madison TN 37115-4746	New Owner	Tax Parcel ID No. 052-05-0-194-00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rachel Greenwood and Dalton Greenwood, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maia Alexander, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. Part of Lot 9 on the map of the Subdivision of Lots 35, 36 and 37 of a part of the H.D. Chadwell Tract, as shown by plat of record in Plat Book, 547, Page 60 (erroneously referred to as Plat Book 421, Page 61, on previous deeds) in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northerly margin of a private drive shown on said plan, which is now known as Idlewild Avenue, said point being in the Southeasterly corner of the property conveyed to Morris D. McCool and wife, by deed of record in Book 1261, Page 155; thence along McCool's Easterly line, North 34 1/2 degrees West 255 feet to a post; thence Easterly 58 feet to a point; thence Southeasterly 265 feet to a point in the Northwesterly margin of Idlewild Place; thence with the margin of the same, Southeasterly around a slight curve, 72 feet to the point of beginning.

Being the same property conveyed to Rachel Greenwood and Dalton Greenwood, wife and husband by Warranty deed from Kenneth Maxwell and Lee Ann Maxwell, husband and wife of record in Instrument No. 20190301-0018676 Register's Office for Davidson County, Tennessee, dated February 27, 2019 and recorded on March 01, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 60 revising Plat Book 421, Page 61, Register's Office for Davidson County, Tennessee.

This is improved property located at 879 Idlewild Drive Madison TN 37115-4746

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of February, 2020.

Rachel Greenwood

Dalton Greenwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel Greenwood and Dalton Greenwood, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2020.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

