PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

Karen Johnson Davidson County
Batch# 369836 DEEDWARR
03/10/2020 09:06:47 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20200310-0026584

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dbs Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Aligned Realty, LLC	Aligned Realty, LLC	73-10-45
(NAME)	(NAME)	
204 Morganmeade Ct	204 Morganmeade Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20200250

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Desire Reid Church** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Aligned Realty, LLC**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 41 on the Plan of Moss Rose Estates, as of record in Book 4860, page 112, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Reginald S. Etheridge and wife, Rosalind R. Etheridge by Deed from Jack Kemp, Secretary of HUD dated September 11, 1991 and filed of record in Book 8446, page 844, Register's Office for Davidson County, Tennessee. Reginald E. Etheridge conveyed his interest in said property to Rosalind R. Etheridge in Quitclaim Deed dated April 10, 1996 and filed of record in Book 10113, page 446, said Register's Office. Rosalind denise Etheridge, b/s/p/as Rosalind R. Etheridge, unmarried, died intestate, a citzen and resident of Davidson County, Tennessee, on or about November 5, 2018, survived by her daughter Denise Reid Church, her sole and only heir at law.

This conveyance is made subject to Subject to a Flowage Easement appearing of record in Book 2195, page 338 and Book 2197, page 213, Register's Office for said County., and to easements, setback lines, notes, and any matters indicated on the aforesaid plat.

Unimproved ☐

This is improved ☒ property, known as 204 Morganmeade Ct, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of March, 2020

Desire Reid Church

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Desire Reid Church, the within named bargainor, 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, at office, this 2nd of March, 2020.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
June 22, 2021