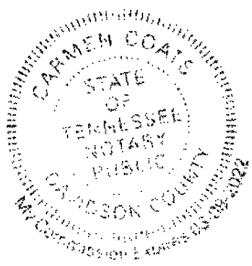
Karen Johnson Davidson County
Batch# 387152 DEEDWARR
04/17/2020 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $841.75
20200417-0040267

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$227,500.00.**

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF April, 2020

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: November 6, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
L.A.N.D. Group, LLC	NEW OWNER	070-02-0-015.00
(Name)	(Name)	
1205 Saint Marys Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM H ALEXANDER, J, UNMARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L.A.N.D. GROUP, LLC** 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 Lot(s) 2, as shown on the map entitled Petre Place, of record in Plat Book 2083, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM H. ALEXANDER, JR., AND WIFE, JANICE ALEXANDER, by deed from IDA NELL MCGINNIS, UNMARRIED, of record in Book 6702, Page 88, dated November 1, 1985, said Register's Office. Said Janice Alexander Dixon, having since died on or about April 10, 2011, leaving WILLIAM H. ALEXANDER , JR., as surviving tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as 1205 Saint Marys Ln, Nashville, TN 37218
(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 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.

Executed by my hand this the 10th Day of April 2020.

William H Alexander, Jr by Kristina Alexander Jordan as Attorney in Fact by POA

William H Alexander, Jr by Kristina Alexander Jordan
as Attorney in Fact by POA

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Kristian Alexander Jordan as Attorney in Fact for William H Alexander, J personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such Attorney in Fact

Witness my hand and official seal, this the 10th of April, 2020.

Notary Public

(SEAL)

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

True Copy Certification

I, Angie Lawless, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller,** a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022