WARRANTY DEED

Karen Johnson Davidson County
Batch# 441704 **DEEDWARR**
07/21/2020 02:15:45 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20200721-0080139

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$435,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2020.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
LeeAnn Flinn Cain **James Bennett Cain**	CapStar Bank	**Map 115-02-0 Parcel 087.00**
709 Shawnee Drive	2002 Richard Jones Rd. Ste 300A	
Nashville, TN 37205	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Callaway Alexander and wife, Katherine Montgomery Alexander

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LeeAnn Flinn Cain and James Bennett Cain, wife and husband

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. 167 on the Plan of Crest Meade, Section III, of record in Plat Book 2331, Page 150, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Callaway Alexander and wife, Katherine Montgomery Alexander, by Warranty Deed dated December 18, 2018 from Beth C. Alexander, of record in Instrument No. 20181231-0126366, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2331, Page 150, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein, including a 2.5 x 20 foot utility anchor easement located on the southeasterly front corner of said lot, a 50 foot minimum building set back line along the front boundary, and a public utility easement along the rear (northwest and north) boundaries. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4799, Page 225, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **709 Shawnee Drive, Nashville, TN 37205**

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 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 my/our hand(s) this **20th** day of ~~July~~, **2020.**

William Callaway Alexander

Katherine Montgomery Alexander

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William Callaway Alexander and Katherine Montgomery Alexander,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **July, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON