Karen Johnson Davidson County
Batch# 446755 DEEDWARR
07/30/2020 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20200730-0084018

#35580

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35580-07-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 28th day of July, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Neil Michael Alexander, Trustee 4040 Woodlawn Drive #24 Nashville, TN 37215	**Send Tax Bills To:** New owner 4040 Woodlawn #24 Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 103160H01200CO

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, **Amy Alderman Poe, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neil Michael Alexander, Trustee of the Alexander Revocable Trust u/a/d September 20, 2017** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4040 Woodlawn Drive #24, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 28th day of July, 2020.

Amy Alderman Poe

Amy Alderman Poe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Alderman Poe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, this 28th day of July, 2020.

Notary Public

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 24, together with the appurtenant interest in the common elements of Stanford Place, a horizontal property regime established by Master Deed, of record in Book 10018, page 140, amended in Book 10058, page 623, and Instrument No. 20111107-00866922, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Amy Alderman Poe, an unmarried person, by deed dated April 22, 2015 from Julian C. Nall and Sallie Long-Frazier, Co-Trustees of the Julian C. Nall Living Trust U/A dated September 6, 2007, as amended and restated on October 24, 2013 and July 23, 2014 of record in Instrument No. 20150422-0036132, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 103160H01200CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Stanford Place, of record in Book 10018, page 140, amended in Book 10058, page 623 and Instrument No. 20111107-0086922, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

