This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8449-DJ

Karen Johnson Davidson County
Batch# 468063 DEEDWARR
09/01/2020 12:39:55 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20200901-0099319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me this the 31st day of August, 2020.

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2022

Notary Public

My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Meredith A. Brown 642 Rochelle Dr. Nashville TN 37220	NEW OWNER	146-15-0-082.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Luke A. Alger and Madeline C. Alger, husband and wife, as tenants by the entirety**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Meredith A. Brown, unmarried**, hereinafter called the Grantee, her 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. 86 on the Plan of Haileywood Estates, Section V of record in Book 2330, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 86 fronts 116.3 feet on the westerly side of Rochelle Drive and extends back 244.2 feet on the northerly line and 237 feet on the southerly line, to a dead line in the rear on which it measures 140 feet.

Being the same property conveyed to Luke A. Alger and Madeline C. Alger, husband and wife, as tenants by the entirety, by deed from Russell K. Johnson and wife Amber B. Johnson, of record in Instrument No. 20151202-0121544, Register's Office for Davidson County, Tennessee, dated November 25, 2015 and recorded on December 2, 2015. (Value or consideration shown in aforementioned deed $406,000.00.)

This is improved property located at: **642 Rochelle Drive, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 31st day of August, 2020.

GRANTOR:

Luke A. Alger

Madeline C. Alger

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luke A. Alger and Madeline C. Alger, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of August, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021