WARRANTY DEED

Karen Johnson Davidson County
Batch# 482880 **DEEDWARR**
09/24/2020 01:45:57 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20200924-0110101

G-VRES-20-383

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means Notary Public State of Tennessee Davidson County My Commission Expires September 7, 2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kasey Lee Akins and Conner Brandon	**Morgan Stanley Private Bank, National Association**	
(NAME)	(NAME)	**146-08-0-078.00**
383 Blackman Rd.	**4270 Ivy Pointe Blvd.4th Floor**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Cincinnati, OH 45245**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICKY ALEXANDER AND WIFE, JANICE S. ALEXANDER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KASEY LEE AKINS AND CONNER BRANDON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 405 on the Plan of Section Six, Crieve Hall Estates, of record in Plat Book 2331, Page(s) 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ricky Alexander and wife, Janice S. Alexander by Warranty deed from Randall M. Lusk and wife, Kimberly F. Lusk of record in Instrument No. 20031230-0184134 Register's Office for Davidson County, Tennessee, dated December 24, 2003 and recorded on December 30, 2003.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page(s) 1 and 2, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2332, Page 92, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **383 Blackman Rd., Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF SEPTEMBER, 2020.

Ricky Alexander

Janice S. Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

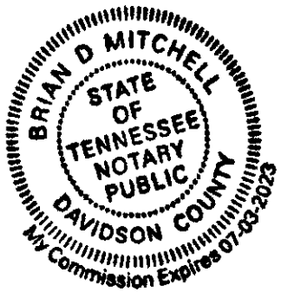


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE S. ALEXANDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212