WARRANTY DEED

Karen Johnson Davidson County
Batch# 489286 **DEEDWARR**
10/05/2020 10:50:58 AM 2 pgs
Fees: $13.00 Taxes: $643.80

20201005-0114755

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 131 Donelson Pike, Nashville, Tennessee 37214

File No.: NAS0242-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
HOSTS WORLDWIDE	HOSTS WORLDWIDE	071-04-0-101.00
(NAME) 2600 Flamingo Drive	(NAME) 2600 Flamingo Drive	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy-Four Thousand And No/100 Dollars ($174,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **STACI ALEXANDER, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOSTS WORLDWIDE, INC.,** 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. 388 on the Plan of Final Plan of Joywood Heights, Section IIA of record in Plat Book 1424, Page 20, 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 Staci Alexander, an unmarried woman by Warranty deed from Donald Clark and wife, Nancy E. Clark of record in Instrument No. 20050613-0067223 Register's Office for Davidson County, Tennessee, dated June 08, 2005 and recorded on June 13, 2005. (Value of consideration shown in aforementioned deed $94,400.00.) Being also known as 2600 Flamingo Drive Nashville, Tennessee 37207.

This is:

unimproved ☐

improved ☒ property, known as 2600 Flamingo Drive, Nashville, TN 37207

(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.

Witness our hands this 30th day of September, 2020.

Staci Alexander

State of Tennessee

County of Davidson

On this 30th day of September, 2020, before me personally appeared Staci Alexander, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 30th day of September, 2020.

Notary Public

My Commission Expires: 1-7-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY