Karen Johnson Davidson County
Batch# 498482 DEEDWARR
10/19/2020 02:01:17 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20201019-0121504

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Domestic Builders, LLC
5001 Brigmod Drive
Nashville, TN 37211

SEND TAX BILL TO:
New Owner

MORTGAGEE:
Pinnacle Bank
150 Third Avenue S, Ste 900
Nashville, TN 37201

Map/Parcel
#117-08-0-051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Neil Michael Alexander, Trustee of the Alexander Revocable Trust dated September 20, 2017,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Domestic Builders, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 46,** on the **Map of Belmont Terrace,** as shown by plat and survey of record in Book 421, page 101, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 46 fronts 50 feet on the southerly margin of Primrose Avenue and extends back between parallel lines 160.4 feet to an alley.

Being the same property conveyed to Neil Michael Alexander, Trustee of the Alexander Revocable Trust dated September 20, 2017 by Quitclaim Deed dated October 27, 2017 from Neil M. Alexander and wife, Leslie Alexander, appearing of record in Instrument No. 20171101-0112130, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is **improved property known as 1709 Primrose Ave., Nashville, Tennessee 37212.**

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, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 HAND, this the 16th day of October, 2020.

Neil Michael Alexander, Trustee of the Alexander Revocable Trust dated September 20, 2017

STATE OF COLORADO
COUNTY OF Larimer

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Neil Michael Alexander**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the **Trustee of the Alexander Revocable Trust dated September 20, 2017**, the within named bargainor, and he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as Trustee.

WITNESS my hand and official seal this 16 day of October, 2020.

NOTARY PUBLIC

DAVID HUB HALL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144017367
MY COMMISSION EXPIRES 04/24/2022

My Commission Expires: 4/24/22

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $650,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of October, 2020.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/15/21

File No. 20086169