WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,400,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2020.

Notary Public

COMMISSION EXPIRES: _____

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 534917 **DEEDWARR**
12/15/2020 03:16:06 PM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20201215-0148106

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
E. Roberts Alley Jr.		131-09-0-019
Fronda T. Alley	CrossCountry Mortgage	
(NAME)	(NAME)	
5134 Stanford Drive	6850 Miller Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brecksville OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Nancy Tuck, Trustee, Trustee of The Land Trust Agreement dated June 2, 2017,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **E. Roberts Alley, Jr. and Fronda T. Alley, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 3 on the Revised Plan of Westwood of record in Book 974, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nancy Tuck, Trustee of The Land Trust Agreement dated June 2, 2017 by Warranty Deed from Paul E. Boklage and wife, Sally W. Boklage, filed for record on June 13, 2017, in Instrument No. 20170613-0059178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5134 Stanford Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town)(State) 37215 (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, successors 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, successors 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 10th day of December, 2020.

The Land Trust Agreement dated June 2, 2017

By: Nancy Tuck, Trustee

Nancy Tuck, Trustee, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Nancy Tuck, Trustee, Trustee of The Land Trust Agreement dated June 2, 2017**, 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 10th day of December, 2020.

Robert L Scruggs

Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021