Karen Johnson Davidson County
Batch# 547382 DEEDWARR
01/05/2021 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210105-0001703

Warranty Deed

BRITNEY WEISBECKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $315,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of December, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Allison Hayes James M. Hayes		071-15-0-051.00
124 Lucile Street	New Owner	
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN DAVID JAMES ALEXANDER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. HAYES AND ALLISON HAYES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 17 on the Plan of Map of Eastmoreland Place Shields Subdivision of record in Plat Book 161, Page 170, 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. 17 fronts 50 feet on the Southerly side of Lucile Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Karen B. Greer, unmarried by Warranty deed from Bobby Anderson and wife, Glenda Anderson of record in Instrument No. 20150319-0023911 Register's Office for Davidson County, Tennessee, dated March 12, 2015 and recorded on March 19, 2015.

Being the same property conveyed to Emory C. Martin by Warranty deed from Karen B. Greer, unmarried of record in Instrument No. 20190528-0050270 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 28, 2019.

Being the same property conveyed to John David James Alexander , a single man by Warranty deed from Emory C. Martin, married of record in Instrument No. 20191126-0122238 Register's Office for Davidson County, Tennessee, dated November 20, 2019 and recorded on November 26, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 124 Lucile Street Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of December, 2020.

John David James Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

John David James Alexander

On this 23rd day of December, 2020, before me personally appeared ~~JD 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's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of December, 2020.

Notary Signature
My commission expires:

BRITNEY WEISBECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 22, 2024

True Copy Certification

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

