WARRANTY DEED

Karen Johnson Davidson County
Batch# 653218 DEEDWARR
06/09/2021 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20210609-0077781

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,150,000.00.

Affiant

Subscribed and sworn to me on 8th day of June, 2021.

NOTARY PUBLIC

My Commission Expires:

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (WHB)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 34714

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bruce Neal Alexander and Jennifer Lynn Oldham 144 39th Avenue N Nashville, TN 37209	New owners	104-01-0-201.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KENT ELLIS WATTS AND DORRAINE DAY WATTS, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **BRUCE NEAL ALEXANDER AND JENNIFER LYNN OLDHAM**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 109, Register's Office for Davidson

County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kent Ellis Watts and Dorraine Day Watts, husband and wife, by Warranty Deed dated, December 23, 2019 from Aspen Construction, LLC, a Tennessee limited liability company, recorded on December 26, 2019 in the Davidson County Register's Office, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. **Taxes for the year 2021, a lien not yet due and payable, which have been prorated by the parties and assumed by the Grantees.**

2. **Matters shown on plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.**

3. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions, of record in 20190426-0038723 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**

4. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as improved property located at 144 39th Avenue N, Nashville, TN 37209.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 2nd day of June, 2021.

Kent Ellis Watts

KENT ELLIS WATTS

Dorraine Day Watts By Kent Ellis Watts Attorney In Fact

DORRAINE DAY WATTS BY KENT ELLIS WATTS, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kent Ellis Watts, individually and as Attorney-In-Fact for Dorraine Day Watts,** 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 within named bargainor, and that Kent Ellis Watts, individually and in his full authority as Attorney-In-Fact, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 2nd day of June, 2021.

Notary Public, State of Tennessee

My Commission Expires: March 7, 2023

WILLIAM H. BALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

True Copy Certification

I, John A. Ball Jr., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Leah Moore, a notary public for this county and state, John A. Ball Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025