WARRANTY DEED

Karen Johnson Davidson County
Batch# 725349 DEEDWARR
09/28/2021 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20210928-0130287

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KARLA LACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bradley Dollar and Erin Sutton Moriarity	First Horizon Bank	133-16-0-048.00-000
(NAME)	(NAME)	
4856 Aster Drive	165 Madison Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alexa Swager, a single woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Bradley Kenneth Dollar and Erin Sutton Moriarity, husband and wife**, 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. 15 on the Plan of Highview Acres Subdivision, as of record in Book 2331, Page 52, Register's Office for said County, to which Plat reference is hereby made for a more complete legal description.

Said Lot No. 15 fronts 83 feet on the easterly side of Aster Drive, and runs back between parallel lines 143 feet to dead line.

Being the same property conveyed to Alexa Swager, a single woman, By Warranty Deed from Kenneth Miles Colebank and wife, Barbara Austin Colebank dated June 30, 2021 recorded July 02, 2021, of record as Instrument No. 20210702-0090332 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 4856 Aster Drive, Nashville, TN 37211

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 I do covenant with the said Grantees that I am 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 do further covenant and bind myself, my 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 my hand this 22nd day of September, 2021.

Alexa Swager by Laurie M. Hart Atty in Fact

Alexa Swager by Laurie M. Hart Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie M. Hart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alexa Swager, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Alexa Swager, for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of September, 2021.

Notary Public

My Commission Expires:

(SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

Tennessee Certification of Electronic Document

I, KARLA LILLEY, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 22, 2021 (date of document).

Affiant Signature

9-22-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of September, 2021

Dana R Park
Notary's Signature

MY COMMISSION EXPIRES: 6/26/2024

NOTARY'S SEAL

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024