Karen Johnson Davidson County
Batch# 730299 DEEDWARR
10/05/2021 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $983.55
20211005-0133858

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,825.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Exit Properties General Partnership, a Tennessee general partnership	Exit Properties General Partnership	
(NAME)	(NAME)	07009015100
P.O. Box 1955	P.O. Box 1955	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37121	Mt. Juliet, TN 37121	
(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, **Courtney Hale, a single person** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Exit Properties General Partnership, a Tennessee General Partnership** , HEREINAFTER CALLED THE GRANTEE, 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 the Northwesterly part of Lot No. 17 on the Plan of Alpine Terrace of record in Plat Book 421, Page 131, in the Register's Office for Davidson County, Tennessee, described from survey of John M. Sullivan, April 16, 1969, as follows.

Beginning at a monument at the Southwesterly corner of Alpine Park Avenue and Hill Street; thence along the Southeasterly margin of Hill Street, 182.4 feet to a pin; thence along said street Easterly 100 feet to a point 30 feet of terminus of Hale Street; thence Northeasterly 182.4 feet to the Southwesterly margin of Alpine Park Avenue; thence with said Avenue, Northwesterly 100 feet to the beginning.

Being the same property conveyed to Courtney Hale and Tia Hale, husband and wife, from Kevin Stackhouse and Barbara Stackhouse, husband and wife, and Troy Stackhouse, a married man, by Warranty Deed recorded on October 13, 2016, in Instrument No. 20161013-0108213, Register's Office for Davidson County, Tennessee.

Tia Hale died on May 18, 2020 leaving Courtney Hale as the sole surviving tenant by the entirety. Tia Hale was one and the same person as Tia Barbour-Hale and Tia Mannrie Barbour-Hale.

Courtney Hale is one and the same person as Courtney Maurice Hale.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 3219 Alpine Ave. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 1st day of October, 2021.

Courtney Hale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Courtney Hale**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of October, 2021.

Jacqueline G Brown
Notary Public
My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 10/1/21.

Affiant Signature

10/1/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 1st day of October, 2021.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022