1 Mar. '17

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 774749 DEEDWARR
12/16/2021 09:37:25 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20211216-0166198

AMANDA S. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 11.20.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Adam Blake Forester and Elizabeth A. Forester	Adam & Elizabeth Forester	177-19.00
(NAME)	(NAME)	
7158 Kingwood Blvd.	7158 Kingwood Blvd	
(ADDRESS)	(ADDRESS)	
Fairview, TN 37062	Fairview TN 37062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20212812

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/we, **Bryce Alexander and wife, Cyndi Alexander**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Adam Blake Forester and wife, Elizabeth A. Forester**, 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:

Certain real property situate in the 2nd Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 9 of the Fox Hollow Farms, of record in Boundary Plat in Book 9700, page 292 and corrected in Book 10371, page 516, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Bryce Alexander and wife, Cyndi Alexander by Warranty Deed from Eddie R. Messer and wife, Barbara S. Messer, dated March 28, 2019 and filed of record in Instrument No. 20190401-0028972, Register's Office for Davidson County, Tennessee.

And also subject to the following:

Ingress/Egress Easements appearing of record in Book 8916, page 345 as corrected in Book 8960, page 247, Register's Office for said County.
Grant of Easement appearing of record in 9340, page 585 as corrected in Book 9400, page 931, Register's Office for said County.
Stormwater Detention Agreement appearing of record in Book 9322, page 351, Register's Office for said County.

Unimproved ☒

This is improved ☐ property, known as 104 Fox Hunt Point, Lot 9, Nashville, TN 37221
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 10th day of December, 2021

Bryce Alexander

Cyndi Alexander

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bryce Alexander and Cyndi Alexander, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th of December, 2021.

Notary Public
My Commission Expires: 3/25/25

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY