WARRANTY DEED

Karen Johnson Davidson County
Batch# 780771 DEEDWARR
12/28/2021 03:02:32 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00

20211228-0170706

W-BM-21-1701-1703-1705-1707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023 DAVIDSON COUNTY WILLIAM E. GRONES

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Alexandroni and Theresa Alexandroni	Kevin Alexandroni and Theresa Alexandroni	
(NAME) 1108 Wildwind Ct.	(NAME) PO Box 92465	**080-08-0-015.00** **080-08-0-016.00** **080-08-0-017.00** **081-05-0-001.00**
(ADDRESS) Nashville TN 37209	(ADDRESS) Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANICE L. BUTLER AND JOY A. BARNES AND RONALD O. HORNBUCKLE AND JAMES BOYD WHITTAKER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN ALEXANDRONI AND THERESA ALEXANDRONI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1: (As to Parcel 080-08-0-015.00 and 080-08-0-015.00)

Being two tracts of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being Parcels 15 and 16 on Tax Map 80-8 and being more particularly described together as follows according to a survey by Ragan-Smith-Murphy and Associates, Inc. dated February 21, 1989, Job No. 89-019.

Beginning at an iron pin set on the Northerly right- of-way line of Hornbuckle lane at the common corner of Parcels 14 and 15 and being North 57 degrees 45 minutes 25 seconds East 193.82 feet from an iron pin at the intersection of the Northerly right-of-way line of Hornbuckle Lane and the Easterly right-of-way line of Hydes Ferry road as measured along the Northerly right-of-way line of Hornbuckle Lane; thence,

1. With the common line between Parcels 13 and 14 and the herein described Parcel 15, North 30 degrees 00 minutes West 166.37 feet to an iron pin set in the Southerly line of Parcel 12; thence,

2. With the Southerly line of Parcel 12, North 57 degrees 45 minutes 28 seconds East passing the common corner of Parcels 15 and 16 at 53.0 feet, a total of 106.00 feet to an iron pin at the common corner of Parcels 16 and 17; thence,

3. With the common line of Parcels 16 and 17, South 30 degrees 00 minutes East 166.37 feet to an iron pin on the Northerly right-of-way line of Hornbuckle Lane; thence,

4. With the Northerly right-of-way line of Hornbuckle Lane, South 57 degrees 45 minutes 25 seconds West passing the common corner of Parcels 15 and 17 at 53.0 feet, a total of 106.0 feet to the point of beginning and containing 17,622 square feet.

Tract 2: (As to Parcel 080-08-0-017.00)

A lot or parcel of land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described according to survey made by S.M. McMurray Company, Architects and Engineers, August 19, 1947, as follows:

Beginning at an iron pin on the Northerly margin of an unnamed road-way, 366 feet East of the center line of the old Hydes Ferry Pike, being the Southwest corner of the property conveyed to Clifton Hornbuckle and

wife, by deed from E. O. Hornbuckle et ux, of record in Book 1515, page 370, Register's Office for said County; thence with Clifton Hornbuckle and wife's Westerly line Northwardly 169.3 feet to an iron pin in a fence line; thence with said line South 56 degrees West 50.1 feet to an iron pine; thence Southwardly 168.3 feet to an iron pin in the Northerly margin of said unnamed roadway; thence with said roadway North 59 degrees 45 minutes East 50 feet to the beginning.

NOTE: The above legal description is not insurable in its present form. A survey will be required due to a lack of specific call information.

Tract 3: (As to Parcel 080-05-0-001.00)

Land in Davidson County, Tennessee, beginning at a point 416 feet North 59 degrees 45 minutes East from a point in the Hydes Ferry Pike at the Northerly margin of an unnamed roadway, being the common boundary between property owned by E. O. Hornbuckle and wife, Geneva Lee Hornbuckle, of record in Book 1390, page 604, Register's Office for Davidson County, Tennessee, and Clifton Hornbuckle and wife, Juanita E. Hornbuckle, of record in Book 1515, page 370, Register's Office for said county; thence Easterly along said margin of the roadway a distance of 17 feet to a point; thence in a Northwesterly direction in a line parallel with the common boundary line aforementioned, a distance of 169.7 feet, more or less, to a fence; thence along said fence in a Westerly direction 17 feet to the common boundary line aforementioned; thence in a Southeasterly direction along the common boundary line aforementioned 169.6 feet to the point of beginning.

NOTE: The above legal description is not insurable in its present form. A survey will be required due to a lack of specific call information.

Tract 1: (As to Parcel 080-08-0-015.00 and 080-08-0-016.00)

Being the same property conveyed to Janice L. Butler, Joy A. Barnes, Ronald O. Hornbuckle and Clifton A. Hornbuckle, Jr. by Quitclaim Deed from The Estate of Clifton Allen Hornbuckle, Sr. of record in Instrument No. 20061024-0131641 Register's Office for Davidson County, Tennessee, dated October 16, 2006 and recorded on October 24, 2006. (As to Parcel 080-08-0-15.00, 080-08-0-016.00)

Tract 2: (As to Parcel 080-08-0-017.00)

Being the same property conveyed to Janice L. Butler, Joy A. Barnes, Ronald O. Hornbuckle and Clifton A. Hornbuckle, Jr. by Quitclaim Deed from The Estate of Clifton Allen Hornbuckle, Sr. of record in Instrument No. 20061024-0131643 Register's Office for Davidson County, Tennessee, dated October 16, 2006 and recorded on October 24, 2006. (As to Parcel 080-08-0-017.00)

Tract 3: (As to Parcel 081-05-0-001.00)

Being the same property conveyed to Clifton Hornbuckle and wife, Juanita E. Hornbuckle, by Warranty Deed from E. O. Hornbuckle and wife, Geneva Lee Hornbuckle, of record in Book 5344, Page 896, Register's Office for Davidson County, Tennessee, dated August 15, 1978 and recorded on October 02, 1978. (As to Parcel 081-05-0-001.00)

Said Juanita J. Hornbuckle became deceased, vesting Clifton A. Hornbuckle, Sr. as surviving tenant. Said Clifton A. Hornbuckle, Sr. became deceased, filed for Probate in Docket No. 02P-1139 Chancery Court of Davidson County, Tennessee. Randall Steven Butler is named as Executor to the Estate of Clifton Allen Hornbuckle, Sr., deceased.

Said Clifton A. Hornbuckle, Jr. became deceased July 5, 2019 filed for Probate in Docket No. 20P689 Chancery Court of Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 3964, Page 835 and Book 3964, Page 839, in the Register's Office for Davidson County, Tennessee. (As to Parcel 081-05-0-001.00)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1701, 1703, 1705, and 1707 Hornbuckle Lane, Nashville, Tennessee 37218**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF DECEMBER, 2021.

Janice L. Butler

Joy A. Barnes

Ronald O. Hornbuckle

James Boyd Whittaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE L. BUTLER and JOY A. BARNES and RONALD O. HORNBUCKLE and JAMES BOYD WHITTAKER the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of December, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212