WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/16/05 11:56 3 pgs
Fees:18.00 Taxes:152.94
20051216-0151225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,334.70

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2100 Buena Vista, Nashville, TN 37218

MY COMMISSION EXPIRES:
May 23, 2009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darryl Freeman	Darryl Freeman	81-8354
(NAME)	(NAME)	
1711 8th Avenue North	1711 8th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, WE, Alpha Development Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darryl Freeman and Conrad Givens, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 1711 8th Avenue North, Nashville, TN 37208

(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 15th day of December, 2005.

Alpha Development Company

By: Kathy A. Leslie, President

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, Rachel L. Bell, a Notary Public of the State and County aforesaid, personally appeared Kathy A. Leslie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be President (or other officer authorized to execute the instrument) of the Alpha Development Company, the within named bargainor, a corporation, and that Kathy A. Leslie as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President of Alpha Development Company.

Witness my hand and official seal at Nashville, Tennessee this. 15th day of December, 2005

Commission expires:

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Being Lot No. fifty-four (54) in McGavock's Homestead Addition, a plan of which is recorded in Book 57, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. fifty-four (54) fronts fifty (50) feet on the westerly side of Eighth Avenue North, formerly North Spruce Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Alpha Development Company by Warranty Deed from Gary Randell Chadwell and Mary Louise Chadwell Greinke, Carlyn Faye Chadwell Roberts, a/k/a Carolyn Faye Roberts, Shirley Gean Chadwell Barnes, and William Ray Chadwell Jr. filed of record on January 7, 2005 in Instrument No. 20050107-0002829, Register's Office for Davidson County, Tennessee.

File No.: 103148

CERTIFICATION FOR NO INFORMATION REPORTING ON THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE

This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transactions. If a residence has more than one owner, each seller must sign the certification.

Part I. Seller Information

1. Name ALPHA DEVELOPMENT COMPANY

2. Address or legal description (including city, state, and ZIP code) of residence being sold or exchanged
1711 8th Ave. N
Nashville, Tennessee

3. Taxpayer Identification Number (TIN) _____

Part II. Seller Assurances

Check "yes" or "no" for assurances (1) through (4).

Yes	No	
☐	☑	(1) I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence.
☐	☑	(2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence (not taking into account any sale or exchange before May 7, 1997).
☐	☑	(3) No portion of the residence has been used for business or rental purposes by me (or my spouse if I am married) after May 6, 1997.
☐	☑	(4) At least one of the following three statements applies:

The sale or exchange is of the entire residence for $250,000 or less.

OR

I am married, the sale or exchange is of the entire residence for $500,000 or less, and the gain on the sale or exchange of the entire residence is $250,000 or less.

OR

I am married, the sale or exchange is of the entire residence for $500,000 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence (not taking into account any sale or exchange before May 7, 1997).

Part III. Seller Certification

Under penalties of perjury, I certify that all the above information is true as of the end of the day of the sale or exchange.

Alpha Development Co Kitty A. Cohen Pres — December 15, 2005

ALPHA DEVELOPMENT COMPANY — Signature of Seller — Date

Seller's Forwarding Address: _____

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