WARRANTY DEED

File Number: 70095

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Barlowe	New Owner	81-8-Part of 196.00
(NAME)	(NAME)	
1811 7th Avenue North		
(ADDRESS)	(ADDRESS)	
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 Nathan Barlowe, a single person, 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. 1 on the Resubdivision of the Northerly of the Northerly 43' of Lot 420, and the southerly 20' of Lot No. 422, in the North 422, in the North Nashville Real Estate Company's Plan of Lots (Book 21, Page 105) of record in Instrument# 20061005-012398, Register's Office fore Davidson County, Tennessee.

Being part of the same property conveyed to Alpha Development Company by deed from Austin J. Jones and Charles E. Jones, dated August 4, 2005, of record in Instrument # 20050804-0092086, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1811 7th 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 19th day of March, 2007.

Alpha Development Company

By: Alpha Development Company by
Kathy A. Leslie, President Kathy A. Leslie, Pres

Davidson County DEEDWARR
Recvd: 03/28/07 11:06 2 pgs
Fees:13.00 Taxes:819.55

20070328-0037035

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kathy A. Leslie, with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the President of the Alpha Development Company, the within named bargainor, and corporation, and that he/she as such President , being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Kathy A. Leslie as such President.

Witness my hand and official seal at Nashville, Tennessee this 19th day of March, 2007.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

Notary Public

RACHEL L. ELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY