WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557,000.00

Rachel Powers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/30/07 16:12 2 pgs
Fees:13.00 Taxes:2060.90
20070330-0038518

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Alward	Randy Alward	**MAP 104-8**
(NAME)	(NAME)	
1608 17th Avenue South	3407 Calle Sin Rival	**PARCEL 305**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	San Clemente CA 92673	
(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, **HEALY HOLDINGS, LLC** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY ALWARD AND WIFE, CATHY ALWARD,** 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 part of Lot No. 54 on the Map of O. B. Hayes Plan of Large Lots, of record in Book 21, page 87, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the easterly margin of 17th Avenue South, 56 feet north of the corner of Lot Nos. 54 and 59; thence easterly parallel to the line between said lots 152.6 feet, more or less, to the west margin of an alley; thence with the margin of said alley, northerly 46 feet; thence westerly 152.6 feet, more or less, to the east margin of 17th Avenue South; thence with the margin of the same southerly 50.7 feet to the point of beginning.

Being the same property conveyed to Healy Holdings, LLC by Warranty Deed from Oakley S. Ray, filed for record in Instrument No. 20060302-0024153, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 21, page 87, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20051109-0136067, said Register's Office; and (d) Charter of record in Book 10857, page 433, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1608 17th Avenue South, Nashville, TN 37212
(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 26th day of March, 2007.

Healy Holdings, LLC

By:
Matthew S. Healy, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Matthew S. Healy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Healy Holdings, LLC, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 26th day of March, 2007.

Commission expires:



Notary Public

Return To:
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, TN 37203