Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1246

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Elmer and wife, Kristine Elmer**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Ricky Alexander and wife, Ashley Alexander**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. B1 of Albemarle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Albemarle Condominiums of record in Instrument No. 20060309-0027782 , and as amended in 20070131-0012862, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to James Elmer and wife, Kristine Elmer by deed from Greg Pohl, unmarried dated September 21, 2007, of record as Instrument Number 20071002-0117491, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2120 Belmont Boulevard #B1, Nashville TN, 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7th day of August, 2012.

James Elmer

Kristine Elmer

BILL GARRETT, Davidson County
Trans:T20120058895 DEEDWARR
Recvd: 08/08/12 14:54 2 pgs
Fees:13.00 Taxes:370.00

20120808-0070815

State of CALIFORNIA)
County of SACRAMENTO)

On this 7th day of August, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James Elmer and Kristine Elmer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: Dec 3 2015

LAURA POLKINGHORN
Commission # 1962473
Notary Public - California
Sacramento County
My Comm. Expires DEC. 3, 2015

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 100,000.00.

Affiant

Sworn and subscribed before me on this the 7th day of August, 2012.

Notary Public

My Commission Expires: 11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:
Ricky Alexander
~~2120 Belmont Boulevard #B1~~
~~Nashville, TN 37212~~
412 Caledonian Court
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
Same as New Owner

TAX MAP-PARCEL #:
104-16-0-E-011