BILL GARRETT, Davidson County
Trans:T20130019251 DEEDWARR
Recvd: 03/08/13 14:15 2 pgs
Fees:13.00 Taxes:312.65

20130308-0023458

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $84,500.00

Affiant

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 6th day of March, 2013.

Notary Public
My commission expires:

03-1302-37910

Address of New Owner:	Send Tax Bills to:	Tax Information
Leland Properties, LLC 1005 13th Ave. South #4 Nashville TN 37212	Leland Properties, LLC Same	105-01-0-A-004.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher J. Alderman and wife, Angela L. Alderman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Leland Properties, LLC, hereinafter called the Grantees, their successors 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 Unit No. 4, on the Plan of St. Augustine Court Townhomes, as established by Declaration of Covenants, Conditions, and Restrictions establishing St. Augustine Court Townhomes, a Planned Unit Development, of record in Instrument No. 20050405-0037321, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher J. Alderman and wife, Angela L. Alderman by deed from Carl Massaro, a married person, dated March 7, 2005, recorded March 9, 2005, of record in Instrument No. 20050309-0026334, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1005 13th Ave. South #4, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6th day of March, 2013.

Christopher J. Alderman

Angela L. Alderman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher J. Alderman and Angela L. Alderman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 6th day of March, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15