Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20130065604 DEEDWARR
Recvd: 07/31/13 15:35 2 pgs
Fees: 13.00 Taxes: 325.60
20130731-0079944

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Jodie Jackson
Affiant

Subscribed and sworn to before me, this 26th day of July 2013.

Notary Public
My commission expires: 5/30/2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Alpha One, LLC 1100 Douglas Avenue Nashville, TN 37206	NEW OWNER	07209013900

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Braswell, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Alpha One, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 64 feet of Lot No. 13 on the Map of Bush Spain's Subdivision of part of the Zack Stull Lands, as of record in Book 161, page 129, Register's Office for said County.

Said easterly part of Lot No. 13 fronts 64 feet on the northerly side of Spain Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Robert Braswell by Substitute trustee's Deed dated June 6, 2013 and recorded in Instrument No. 20130610-0058533, Register's Office for Davidson county, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 929 Spain Avenue, Nashville, TN 37216

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 26th day of July, 2013.

Robert Braswell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Braswell,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day ~~of July~~, 2013.

Notary Public

My Commission expires: 11/3/15

FILE NO: 2013062632

