Return to : Grissim Title & Escrow, LLC
1222 17th Ave. S. Nashville, TN 37212

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00 Affiant Subscribed and sworn to before me, this 16th day of May, 2014 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18, 2016

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hidden Valley Properties, LLC	Hidden Valley Properties, LLC	072 090040
(NAME)	(NAME)	(MAP)
1001 Carolyn Avenue	P.O. Box 40934	400
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37216	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Mary Bruce Alford and husband, Timothy Alford, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Hidden Valley Properties LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being the westerly 55 feet of Lot No. 60, on the Plan of Irvington Subdivision, as shown of record in Plat Book 843, page 60, Register's Office for Davidson County, Tennessee. Said part of Lot No. 60 fronts 55 feet on the northerly side of Carolyn Avenue and extends back between parallel lines, with the easterly margin of Martha Street, 175 feet to a dead end, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Bruce Alford and Timothy Alford, wife and husband, by deed from Carley Hayden Bean, a married woman, of record in Instrument # 20120625-0055314, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1001 Carolyn Avenue, Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20140034568 DEEDWARR
Recvd: 05/19/14 09:10 2 pgs
Fees:13.00 Taxes:777.00
20140519-0042629

Witness my/our hand(s) this 16th day of May, 2014.

Mary Bruce Alford

Timothy Alford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mary Bruce Alford and Timothy Alford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 16th day of May, 2014.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/6/2015