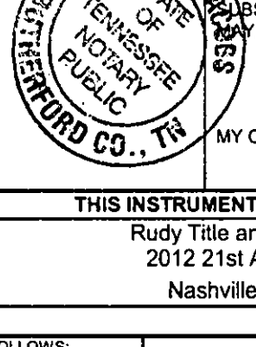
(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140035002 DEEDWARR
Recvd: 05/20/14 10:29 2 pgs
Fees: 13.00 Taxes: 303.40
20140520-0043210



G-RA-14-724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 2-22-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John McAdams	Pinnacle Bank	
(NAME) **724 Due West N Unit E**	(NAME) 150 3rd Ave. S. Ste 900	**051-06-0A-002.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ALPHA REAL ESTATE HOLDINGS, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN W. MCADAMS AND DANA L. MCADAMS, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that 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. E, Royal Property Management, LLC, Homeowners' Association, as established under Master Deed of record in Instrument Number 20050817-0097684, (erroneously referred to in prior deeds as 20050817-009684), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Unit.

Being a part of the same property conveyed to Alpha Real Estate Holdings, LLC by deed from Cornerstone Community Reinvestment, LLC and PTE Development, LLC of record in Instrument No. 20110421-0030768 Register's Office for Davidson County, Tennessee, dated April 15, 2011 and recorded on April 21, 2011. (Value of consideration shown in aforementioned deed $364,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to alll conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Royal Property Management LLC of record in Instrument Number 20050817-0097684, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **724 Due West N Unit E Madison, Tennessee 37115**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 15th DAY OF MAY, 2014.

Alpha Real Estate Holdings, LLC

BY: _____

Jack Luckhardt
Member

STATE OF Virginia

COUNTY OF Alexandria City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack Luckhardt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Member of Alpha Real Estate Holdings, LLC, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of May, 2014.

_____

Notary Public

My Commission Expires:

SANTOSH KAUNDAL
Notary Public
Commonwealth of Virginia
262587
My Commission Expires May 31, 2015

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212