BILL GARRETT, Davidson County
Trans:T20140039519 DEEDWARR
Recvd: 06/05/14 09:14 2 pgs
Fees:13.00 Taxes:1361.23
20140605-0048762

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

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $367,900.00

Jami Belyan
Affiant

Subscribed and sworn to before me, this 28th day of May, 2014.

Notary Public
My commission expires: 3 816

Address of New Owner:	Send Tax Bills to:	Tax Information
Gabriella Elizabeth DiCarlo 3800 Park Avenue Nashville, TN 37209	New Owner	09213001600

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, **Alpha One, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Gabriella Elizabeth DiCarlo and Allan Richard Sheahan,** 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 Lot No. 1 of Block No. 9 on the Plan of the Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, Pages 160 and 161, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the northerly side of Park Avenue, formerly First Avenue and runs back between parallel lines with the westerly margin of 38th Avenue, North, formerly "A" Street, 150 feet to an alley.

Being the same property conveyed to Alpha One, LLC, a Tennessee limited liability company, by Warranty Deed from Johnny Logan and wife, Marion C. Logan, recorded on July 12, 2013 in Instrument Number 20130712-0072333, Register's Office for Davidson County, Tennessee.

This property is improved property known as **3800 Park Avenue, Nashville, TN, 37209**

This conveyance is subject to the following: (1) any and all matters appearing on the plan of record in Book 57, page 160 and 161 register's Office of Davidson County, Tennessee.

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 May 28, 2014

Alpha One, LLC, a
Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for Alpha One, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at this 28th day of May 2014.

_____
Notary Public

My Commission expires: 3 8 16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014043056