BILL GARRETT, Davidson County
Trans:T20140050442 DEEDWARR
Recvd: 07/15/14 09:48 2 pgs
Fees:13.00 Taxes:321.90
20140715-0062195

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $87,000.00

Joni Belyea
Affiant

Subscribed and sworn to before me, this 2nd day of July, 2014.

Notary Public
My commission expires: 3816

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Alpha One, LLC 1518 Long Avenue Nashville, TN 37206	New Owner	094-01-0-383

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, **David S. Reed and wife, Linda D. Reed,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Alpha One, LLC, a Tennessee limited liability company,** 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. 210 on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, erroneously referred to as Book 151, Page 130, in prior conveyances, Register's Office for said County.

Said Lot No. 210 fronts 50 feet on the southerly margin of Long Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to David S. Reed and wife, Linda D. Reed by Warranty Deed from Edna A. Hooper and husband, C.R. Hooper recorded on August 16, 1990, in Book 8176, Page 320, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1518 Long Avenue, Nashville, TN, 37206**

This conveyance is subject to the following: (1) Joint Driveway Agreement of record in Book 8176, Page 328, Register's Office for Davidson County; (2) all matters appearing of record in Plat Map Book 57, Page 130, Register's Office for Davidson County.

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 2nd day of July, 2104.

David S. Reed

Linda D. Reed

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 **David S. Reed and Linda D. Reed** 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 at this 2nd day of July, 2014.

Notary Public

My Commission expires: 3-8-16

FILE NO: 2014063129

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.