BILL GARRETT, Davidson County
Trans:T20140057008 DEEDWARR
Recvd: 08/05/14 12:16 2 pgs
Fees:13.00 Taxes:518.00
20140805-0070210

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 $140,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Dougher 5900 Hickory Valley Rd Nashville, TN 37205	New Owner	09213010900

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 **Robert D. Dougher,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 4 of Block 15 in the Charlotte Park Company's Second Addition to Nashville, a plan of which is of record in Book 57, Page 160 and 161, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the Southerly side of First (Now Park) Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Alpha One, LLC, a Tennessee limited liability company by Warranty Deed from William E. Sansom and wife, Jan D. Sansom, recorded on July 22, 2014 in Instrument Number 20140722-0064946, Register's Office for Davidson County, Tennessee.

This property is improved property known as **3907 Park Ave, Nashville, TN, 37209**

This conveyance is subject to the following: all matters appearing of record in Plat Map Book 57, Page 160 and 161, Registers Office for 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 31st day of July, 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 31st day of July, 2014.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2014073199

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO.