BILL GARRETT, Davidson County
Trans:T20140063519 DEEDWARR
Recvd: 08/27/14 12:24 2 pgs
Fees:13.00 Taxes:1180.30
20140827-0078181

This instrument prepared by:
Russell Roberson, Attorney
8351 E. Walker Springs Lane, Suite 200
Knoxville, Tennessee 37923
File No.: 14-08000472

WARRANTY DEED

THIS INDENTURE, made this 25th day of August, 2014, between

David J. Kreal, unmarried

First Parties, and

William B. Alford , unmarried

Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of TEN DOLLARS ($10.00) cash and other good and valuable considerations to them in hand paid by Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed and do hereby grant bargain, sell and convey unto the said Second Parties the following described premises:

LAND being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4234, together with parking space(s) as specified on the plat shown in the Master Deed on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20040421-0045569, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to David J. Kreal, an unmarried man, by Warranty Deed from Craighead Patten Properties, a Tennessee joint venture, dated May 10, 2004 and recorded at Instrument No. 20040512-0055331 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to the Master Deed and By-Laws establishing a Horizontal Property Regime as set out in Instrument No. 20040421-0045569, said Register's Office; easement and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THE UNDERSIGNED, William B. Alford, makes oath that he is unmarried and is not using the above-referenced property as a marital residence.

THIS CONVEYANCE is made subject to applicable easements, restrictions and building set back lines of record.

The above description is the same as the previous deed of record.

WBA DJK

TOGETHER with the hereditaments and appurtenances thereto appertaining releasing all claims therein.

TO HAVE AND TO HOLD the said premises to the said Second Parties in fee simple forever.

AND said First Parties for themselves, and for their heirs, successors in interest and assigns do hereby covenant with the said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same and that said premises are free from all encumbrances except taxes for 2014, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

In this instrument in every case the plural shall include the singular and vice-versa and each gender the others.

IN WITNESS WHEREOF, this instrument has been executed on the day and year first above written.

WADE RAY CONWAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-14-2017

David J. Kreal

State of Tennessee
County of Davidson

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named bargainors, David J. Kreal , unmarried , 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 office, this 25th day of August, 2014.

My Commission Expires: 5/14/17

Notary Public

Name and address of property owners:

William B. Alford , unmarried
4234 Hillsboro Pike
Nashville, TN 37215

who are responsible for payment of taxes.

CLT CODE: 131-02-H 014.00CO

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $319,000.00.

Affiant

Subscribed and sworn to before me this 25th day of August, 2014.

KATHERINE DERRY BURNS
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

My Commission Expires: 3-26-17

Notary Public

LBA