Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

BILL GARRETT, Davidson County
Trans:T20140064382 DEEDWARR
Recvd: 08/29/14 11:25 2 pgs
Fees:13.00 Taxes:480.63
20140829-0079158

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Nancy Hunt, unmarried, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Alpha One, LLC, a Tennessee Limited Liability Company, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 74, as shown on the map entitled Shelby Villages No. 3, of record in Book 2083, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This is the same property designated as Map/Parcel: 09401045200 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Nancy Hunt by Quitclaim Deed from Cynthia Hunt Trustee F/B/O The Nancy Hut Family Trust, David Shawn Hunt, Beneficiary of The Nancy Hunt Family Trust, the Grantor, recorded October 31, 2013 in Instrument No: 20131031-0113196, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING***: subject to plan of record in Plat Book 2083, page 6 and subject to restrictions of record in Book 2086, page 339, all in the Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2014** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 25th day of August, 2014.

Nancy Hunt

State of Tennessee
County of Sumner

On this the 25th day of August, 2014, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Nancy Hunt to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Jessica A Hunter
Notary Public Jessica Hunter

My Commission Expires: 6/26/17

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $129,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jani Belyeu
Affiant

SWORN TO AND SUBSCRIBED before me, this the 25th day of August, 2014.

Notary Public ~~Jessica Hunter~~ Jonathan T. Jacobs

My Commission Expires: 3-8-16

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

MAIL TAX BILLS AND DEED TO:

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Alpha One, LLC
1607 Electric Avenue
Nashville, TN 37206

File No.: 146102