Warranty Deed

BILL GARRETT, Davidson County Trans:T20140078922 DEEDWARR Recvd: 10/20/14 15:16 2 pgs Fees:13.00 Taxes:4625.00 20141020-0096672	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 1,250,000.00 Affiant Subscribed and sworn to before me, this the 15th day of October, 2014. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number
Christian Noel Anderson Jeanna McNaughton Anderson	New Owner	
133 Alton Rd.		130-09-0-033.00
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALTON COMMONS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTIAN NOEL ANDERSON AND JEANNA MCNAUGHTON ANDERSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21 of Block B on the Plan of Second Revision, Highlands of Belle Meade No. 2, Blocks A, B, C, & D of record in Plat Book 1130, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 100 feet on the South side of Alton Road and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Alton Commons, LLC, a Tennessee limited liability company by Quitclaim Deed from The Focus Group of Tennessee, LLC, a Tennessee limited liability Company of record in Instrument No. 20131213-0126499 Register's Office for Davidson County, Tennessee, dated November 15, 2013 and recorded on December 13, 2013.

Being the same property previously conveyed to The Focus Group of Tennessee, LLC by Special Warranty Deed from United States of America of record as Instrument Number 20130823-0089353, Register's Office for Davidson County, Tennessee, dated July 30, 2013 and recorded on August 23, 2013.

Being the same property previously conveyed to The United States of America by Preliminary Order of Forfeiture of record as Instrument Number 20130628-0066636, Register's Office for Davidson County, Tennessee, dated September 21, 2012, and recorded on June 28, 2013. Order for Interlocutory Sale of Property of record as Instrument Number 20130628-0066637, Register's Office for Davidson County, Tennessee, dated February 15, 2013 and recorded on June 28, 2013; Also see Preliminary Order of Forfeiture of record as Instrument Number 20130802-0080809,

Register's Office for Davidson County, Tennessee, dated September 21, 2012, and recorded on August 2, 2013 and Order for Interlocutory Sale of Property of record as Instrument Number 20130802-0080810, Register's Office for Davidson County, Tennessee, dated February 15, 2013 and recorded on August 2, 2013.

Being the same property previously conveyed to Louis J. Levine by Quitclaim Deed from Morris Levine of record in Book 5061, Page 469, Register's Office for Davidson County, Tennessee, dated August 13, 1976 and recorded on August 24, 1976.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 133 Alton Rd., Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of October, 2014.

Alton Commons, LLC

Seth M. Argo, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Seth M. Argo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Alton Commons, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of October, 2014.



Notary Public