# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150012587 DEEDWARR
Recvd: 02/20/15 12:26 2 pgs
Fees:13.00 Taxes:925.00
20150220-0014829

KAREN MCCALLA NOTARY PUBLIC WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF FEBRUARY, 2015

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2015-0159

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Southern Elite Custom Homes, LLC | NEW OWNER. | 07209022800 |
| (NAME) | (NAME) | |
| (ADDRESS) | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alpha One, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Southern Elite Custom Homes, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, 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 Nos. 1 and 2 of the Resubdivision of Lot No. 29, on the Map of East Hill Addition, of record in Instrument No. 201502110012826, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Alpha One, LLC, a Tennessee limited liability company, from Donna Sue Parker, Carla Anita Nixon , and Nancy Ann Maer and by Warranty Deed of record in Instrument No. 20140430-0036236, Register's Office of Davidson County, Tennessee.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2015 tax a lien on 01/01/2015 but not yet due and payable. All matters as set forth on the plat of record in Plat Book 332, page 33, and as amended in in Instrument No. 201502110012826, Register's Office for said County.

This property, known as 918 Delmas Avenue, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 20 DAY OF Feb 2015

**Alpha One, LLC**

**BY:** _____

**Title:**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monte Poe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of Feb 2015.

_____
Notary Public

My commission expires:

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016