THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

MST File No. 2015-0351

Davidson County DEEDWARRSP
Recvd: 05/19/15 13:43 3 pgs
Fees:18.00 Taxes:795.50
20150519-0046165

ADDRESS NEW OWNER
Alpha One, LLC
521 5th Ave
Nashville, TN 37203

SEND TAX BILLS TO:
Same

MAP PARCEL
081-08-0-243.00

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me this the 15th day of May, 2015

Notary Public

K. CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
OF WILLIAMSON

My Commission Expires: 7-5-16

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MidSouth Environmental Company, Inc. of Middle Tennessee** hereinafter called "GRANTOR," have bargained and sold, and by these presents do transfer and convey unto **Alpha One, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 473 on the Plan of North Nashville of record in Plat Book 21, Page 105, 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 No. 473 fronts 50 feet on the easterly margin of Sixth Avenue North, formerly High Street, and extends back between parallel lines 166 feet to an alley in the rear.

AND being the same property conveyed to MidSouth Environmental Company, Inc., of Middle Tennessee by quitclaim deed of 04/10/2015 of Joseph William Sauve of record in Instrument No. 20150410-0031544, Register's Office of Davidson County, Tennessee.

Being also known as 1812 6th Ave. N. Nashville, TN 37208.

The Property is transferred subject to these limitations, restrictions, and encumbrances. Taxes for the year 2015 a lien, not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee..

This is improved property known as 1812 6th Ave. N., Nashville, TN 37208.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed herein and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind themselves, their heirs, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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 its hand this, the 15th day of May, 2015

GRANTOR:

Mid South Environmental Company, Inc. of Middle Tennessee

BY: Joseph William Sauve'
Title: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Sauve, 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 14 day of May, 2015.

Traci Sellers

Notary Public

My commission expires:

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
March 6, 2018
STATE OF TENNESSEE

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON