WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/15 13:27 2 pgs
Fees:13.00 Taxes:740.00
20150630-0063078

State of Tennessee)
County of Davidson)

15-06-016

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th day of June, 2015.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/8/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
PLUM HOLDINGS, LLC	" NEW OWNER "	93-11
(NAME) 709 2nd Avenue South	(NAME)	153.00
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **Jimmy W. Alexander, a 13/84ths undivided interest, Dan R. Alexander, a 1/7th undivided interest (12/84ths), Dan R. Alexander and wife, Suzanne Marie Alexander, a 4/21st undivided interest (21/84ths), Sandra D. Graves, a 13/84ths undivided interest, and Terry M. Alexander, a 25/84ths undivided interest, all as Tenants in Common.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PLUM HOLDINGS, LLC**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the south one-half of **Lot No. 7 on the Map William Campbell's Addition to South Nashville,** as of record in Book "U", Pages 682 and 683, Register's Office for Davidson County, Tennessee.

BEING All the same property conveyed to James O. Alexander by deed from Knox Phillips and wife, Gladys Phillips of record in Book 4167, page 798, said Register's Office. The said James O. Alexander, having died intestate on March 8, 1992 and leaving Mary Alice Alexander, his spouse, and his children, Jimmy Wayne Alexander, Raymond Henry Alexander, Thomas Albert Alexander, Dan Richard Alexander, Sandra Dean Alexander Graves, Terry Mack Alexander, Sheila Ann Alexander Delk., as his only heirs at law. See Affidavit of Heirship of record in Book 6204, page 673, said Register's Office. Then Sheila Ann Delk, a/k/a Shelia Ann Alexander Delk, and her husband, William Delk, having conveyed her interest to Dan Richard Alexander and wife, Suzanne Marie Alexander, by deed of record in Bok 6769, Page 90, said Register's Office. Then said Mary Alice Alexander having died intestate on June 11, 1993 leaving Jimmy Wayne Alexander, Raymond Henry Alexander, Thomas Albert Alexander, Dan Richard Alexander, Sandra Dean Alexander Graves, Terry Mack Alexander, and Sheila Ann Alexander Delk, as her only heirs at law. See Affidavit of Heirship of record as Instrument No. 20050512-0053734, said Register's Office. The said Raymond H. Alexander a/k/a Raymond Henry Alexander, joined by his wife, Margaret Alexander, having conveyed their interest to Terry M. Alexander by deed of record in Inst. No. 20050512-0053735, said Register's Office. The said Thomas Albert Alexander, joined by his wife, Deborah Alexander, having conveyed their interest to Dan R. Alexander and wife, Suzanne M. Alexander by deed of record in Inst. No. 20050512-0053736, said Register's Office. Then Sheila Ann Alexander Delk having conveyed all her interest to Jimmy Wayne, Alexander, Terry Mack Alexander, Sandra Dean Graves and Dan R. Alexander by deed of record in Instrument No. 20150630-0063077, recorded simultaneously herewith in said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **711 2nd Avenue South, Nashville, TN, 37210.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 26th day of June, 2015.

TERRY M. ALEXANDER

JIMMY WAYNE ALEXANDER

SANDRA DEAN ALEXANDER GRAVES

DAN RICHARD ALEXANDER

SUZANNE ALEXANDER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TERRY M. ALEXANDER, JIMMY WAYNE ALEXANDER, SANDRA DEAN ALEXANDER GRAVES, DAN RICHARD ALEXANDER AND WIFE, SUZANNE ALEXANDER,** the bargainor(s), 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 Nashville, Tennessee, this 26th day of June, 2015.

My Commission Expires: 3/8/16

Notary Public

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, 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.

Susan B. Evans

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Susan B. Evans who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Notary Public

LEE FILES KENNEDY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON