WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150063653 DEEDWARR
Recvd: 08/03/15 13:42 2 pgs
Fees:13.00 Taxes:420.88
20150803-0076494

MST 2015-0873

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 2015

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN Notary Public State of Tennessee DAVIDSON COUNTY

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
Audri Alwine, an unmarried woman	Pinnacle Bank	063-02-0-115.00
(NAME)	(NAME)	
1453 Ocoee Trail	150 3rd Ave. So., Ste 900	
(ADDRESS)	(ADDRESS)	
Madison, TN37115	Nashville, TN 37201	
(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, **Real Estate Solutions TN, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Audri Alwine, an unmarried woman,** 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 No. 106 on the Plan of Nawakwa Hills Powwow Addition Section No. 3 of record in Plat Book 974, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Real Estate Solutions TN, LLC by Warranty Deed of Tommy Garrett and Robin Garret, husband and wife, dated 03/20/2015 and recorded in Instrument No. 20150324-0025367, said Register's Office.

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. Subject to all matters shown on the Plan of record in Plat Book 974, Page 25, Register's Office for Davidson County, Tennessee.

This property, known as 1453 Ocoee Trail, Madison, TN 37115
(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 31st DAY OF July 20 15

Real Estate Solution TN, LLC

BY: Yvette Meldrum, Authorized Agent

Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, 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 31 day of July, 2015.

Notary Public

My commission expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON