BILL GARRETT, Davidson County
Trans:T20160014442 DEEDWARR
Recvd: 02/22/16 13:27 3 pgs
Fees:18.00 Taxes:181.30
20160222-0016704

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Alameda Homes LLC	New Owner	09202017300
511 Union Street, Suite 2700		
Nashville, TN 37219		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		26b 15235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, IBN Spicer, Trustee of the Charles Spicer Family Real Estate Trust (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Alameda Homes, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 48 in subdivision of Hefferman Place, a plan of which is of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

Being a portion conveyed to Ibn Spicer, Trustee of the Charles Spicer Family Real Estate Trust, by deed from Ibn Spicer, individually and as Executor of the Estate of Charles L. Spicer, deceased, and Shalanda Spicer Buchanan and Sonya Spicer of record in Instrument Number 20150924-0097194, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2016 Davidson County taxes are not yet due and payable.
2. To all matters as shown on Plat Book 161, page 138, Register's Office for Davidson County, Tennessee.
3. Any exceptions you deem appropriate regarding Tax Sale Decree recorded in Book 8057, page 189, Register's Office for Davidson County, Tennessee.

This is unimproved real property located on 2712 Alameda Street, Nashville, Tennessee 37208.

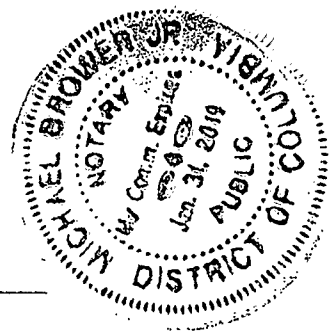
STATE OF ~~TENNESSEE~~ Washington DC -
~~COUNTY OF DAVIDSON~~

The actual consideration or value, whichever is greater for this transfer is $49,000.00.

Affiant

Subscribed and sworn to before me this 18 day of February, 2015.

Commission Expires: 01/31/2019 NOTARY PUBLIC



TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 18th day of February, 2016.

Charles Spicer Family Real Estate Trust

By:
IBN Spicer, Trustee

STATE OF Washington DC
COUNTY OF _____

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared IBN Spicer with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Charles Spicer Family Real Estate Trust, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Charles Spicer Family Real Estate Trust by himself as Trustee.

WITNESS my hand and official seal at ~~Nashville, Tennessee,~~ Washington DC this 18th day of February, 2016.

Notary Public

My Commission Expires: 01/31/2019

