WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/16 09:29 2 pgs
Fees:13.00 Taxes:1887.00
20160309-0022427

YVETTE LYNN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 2016

Notary Public

MY COMMISSION EXPIRES: 7-5-16
(AFFIX SEAL)

MST 2015-0448

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
Karen M. Light and Jeremy L. Light	F+M Bank	081082T00100CO
(NAME)	(NAME)	
1812 A 6th Ave N.	10 Cadillac Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Brentwood TN 37040	
(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,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen M. Light and Jeremy L. Light, wife and husband,** 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 Unit No. A of The Plan of 1812 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as shown on Exhibit "A" of 1812 6th Avenue North Townhomes, of record in Instrument No. 20150623-0060106 Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being portion of the property conveyed to Peggy J. Greer by Warranty deed from Mamie B. Brown, a widow of record in Book 4610, page 720, Register's Office for Davidson County, Tennessee, dated June 15, 1972 and recorded on June 15, 1972. Peggy J. Greer having since died. See also Affidavit of Heirship in Instrument No. 20141216-0114896, subject property being vested in Heir at Law of Peggy J. Greer, Vickie Lynn Greer. See also Small Estate of Willie L. Greer, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 11P1623.

Being a portion of the property conveyed to Joseph William Sauve by General Warranty deed from Vickie Lynne Greer of record in Instrument No. 20150303-0018686 Register's Office for Davidson County, Tennessee, dated March 03, 2015 and recorded on March 03, 2015. By Quitclaim deed dated 04/10/2015, Joseph William Sauve conveyed property to MidSouth Environmental Company, Inc. of Middle Tennessee of record in Instrument No. 20150410-0031544, said Register's Office.

Being a portion of the property conveyed to Alpha One, LLC by special warranty deed of MidSouth Environmental Company, Inc. of Middle Tennessee, dated 05/15/2015 and record in Instrument No. 20150519-0046165 , Register's Office of Davidson County, Tennessee. (Sales Price $215,000.00)

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements,

charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded #20150623-0060106, RODC, TN. All matters as set forth on the plat of record in Plat Book 21, page 105, Register's Office for said County. 2016 tax a lien on 01/01/2016 but not yet due and payable.

This property, known as 1812 A 6th Ave N., Nashville, TN 37208
(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 4th DAY OF March, 2016.

Alpha One, LLC

BY: _____

Title:

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monte Foe, 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 4th day of March, 2016.

_____
Notary Public

My commission expires: 7-5-16

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 – Yvette Meldrum

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: 10/17/16

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