BILL GARRETT, Davidson County
Trans: T20160021457 DEEDWARR
Recvd: 03/16/16 10:09 2 pgs
Fees: 13.00 Taxes: 262.70
20160316-0024884

# WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Alpha Real Estate Solutions, LLC | SAME AS NEW OWNER | 05205007500 |
| (NAME) | (NAME) | |
| 322 Brentwood Oaks Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Tanya G. Carr, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alpha Real Estate Solutions, LLC, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Being the Westerly 50 feet of Lot 44 of Block "I" on the revised plan of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Said part of Lot No. 44 fronts 50 feet on the Southside of Emmitt Avenue and runs back parallel lines, 200 feet to the north line of Lot No. 46, of said Block.

Being the same property conveyed to Tanya G. Carr, unmarried from Donna S. Shell, unmarried by Warranty Deed dated June 1, 2000 of record as Instrument Number 20000602-0055129, Register's Office for Davidson County, Tennessee.

**THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BLOCK "I" ON THE REVISED PLAN OF POWER AND ROTH'S MADISON PARK SUBDIVISION OF RECORD IN BOOK 843, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC,. OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.**

unimproved ☐

This is improved ☑ property, known as 432 Emmitt Avenue, 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 GRANTEE, its heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 hand this 14th day of March, 2016.

Tanya G Carr

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of March, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tanya G Carr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 11-5-19

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY