BILL GARRETT, Davidson County
Trans:T20160079627 DEEDWARR
Recvd: 09/12/16 11:29 2 pgs
Fees:13.00 Taxes:3144.63
20160912-0095532

WARRANTY DEED

RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No. M16-1751

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,900.00

Amanda Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF Sept., 2016

Rachel Odom
Notary Public

MY COMMISSION EXPIRES: 5-19-20

RACHEL ODOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

(AFFIX SEAL)

MST 2016-0607

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
Cameron M MacMillan and Carly M MacMillan, husband and wife	Freedom Mortgage Corporation	094 02 0 147.00
(NAME)	(NAME)	
1815 Sevier Street	907 Pleasant Valley Ave., Ste 3	
(ADDRESS)	(ADDRESS)	
Nashville, TN37206	Mt. Laurel, NJ 08054	
(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 **Cameron M MacMillan and Carly M MacMillan, husband and wife,** 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. 71 on the Plan of United Electric Railway Addition to East Nashville of record in Book 161, page 8, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Alpha One, LLC, by Warranty deed of Stephen F. Meade surviving tenant by the entireties of Helen Katherine Creason Meade, deceased, of record in Instrument number 20150615-0056635, Register's Office of Davidson County, TN

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2016 tax a lien on 01/01/2016 but not yet due and payable. All matters as set forth on the plat of record in Plat Book 161, page 8, Register's Office for said County.

This property, known as 1815 Sevier Street, Nashville, TN 37206
(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 7 DAY OF September 2016.

Alpha One, LLC

BY: _____

Title: Monte Poe, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monte Poe, 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 7 day of September 2016.

_____
Notary Public

My commission expires: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County

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: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County