BILL GARRETT, Davidson County
Trans:T20160084709 DEEDWARR
Recvd: 09/27/16 09:47 2 pgs
Fees:13.00 Taxes:710.40
20160927-0101659

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1420 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $192,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2016.

Notary Public

(Notary Stamp)

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 10/24/17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Erin M. Lane	NEW OWNER	052-05-0-075.00
432 Emmitt Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Alpha Real Estate Solutions, LLC

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

Erin M. Lane, an unmarried woman,

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 44 of Block "I" on the Revised Plan of Power and Roth's Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 by Warranty deed from Donna S. Shell, unmarried of record in Instrument No. 20000602-0055129 Register's Office for Davidson County, Tennessee, dated June 1, 2000 and recorded on June 2, 2000.

Being the same property conveyed to Alpha Real Estate Solutions, LLC by Warranty deed from Tanya G. Carr, unmarried of record in Instrument No. 20160316-0024884 Register's Office for Davidson County, Tennessee, dated March 14, 2016 and recorded on March 16, 2016.

This is improved property known as **432 Emmitt Avenue, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of September, 2016.

ALPHA REAL ESTATE SOLUTIONS, LLC

Sole Member
Chase Beck, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared CHASE BECK, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of ALPHA REAL ESTATE SOLUTIONS, LLC., the within named bargainor, a Tennessee limited liability company, and that CHASE BECK, as such SOLE MEMBER executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as the SOLE MEMBER.

Witness my hand and official seal this 23rd day of September, 2016.

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 10/2/17

SolomonParks File No. 5016370