Returned

This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 092020E00100CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Ryan Nelson
2712A Alameda Street
Nashville, TN 37208

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20170065335 DEEDWARR
Recvd: 07/31/17 11:04 2 pgs
Fees:13.00 Taxes:1258.00
20170731-0077265

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **ALAMEDA HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **RYAN NELSON, UNMARRIED MAN**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit A, as shown on the Plan of Horizontal Property Regime, 2712 Alameda Commons, filed as "Exhibit C" and established by the Declaration of Covenants, Conditions and Restrictions for 2712 Alameda Street Townhomes, appearing of record in Instrument No. 20160921-0099704, of the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, references to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

BEING a portion of the same property conveyed to Alameda Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Ibn Spicer, Trustee of the Charles Spicer Family Real Estate Trust, dated February 18, 2016, appearing of record in Instrument No. 20160222-0016704, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 161, page 138, and to the Plan as depicted as "Exhibit C" of the Declaration of Covenants, Conditions and Restrictions for 2712 Alameda Street Townhomes, of record in Instrument No. 20160921-0099704; and the Declaration of Covenants, Conditions and Restrictions for 2712 Alameda Street Townhomes of record in Instrument No. 20160921-0099704, all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 2712A Alameda St., Nashville, TN 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 28th day of July, 2017.

ALAMEDA HOMES, LLC

BY: TITUS YOUNG REAL ESTATE, LLC, MEMBER OF ALAMEDA HOMES, LLC

BY: _____
DWAYNE J. WOOTSON
MEMBER MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Audra D. Cross, a Notary Public of Said County and State, personally appeared **DWAYNE J. WOOTSON** which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member Manager** of **Titus Young Real Estate, LLC, which is a member of Alameda Homes, LLC**, the within named bargainor, and that he as such **Member Manager of Titus Young Real Estate, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Titus Young Real Estate, LLC which is a Member of Alameda Homes, LLC** by himself as **Member Manager**.

WITNESS my hand and official seal at office this 28th day of July, 2017.

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 4/20/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$340,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 28th day of July, 2017.

_____
NOTARY PUBLIC

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4/20/20