WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2000 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

David Kyle Irwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2017.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Henry G. Pile	New Owner	04309009100
(NAME)	(NAME)	
1920 Rosebank Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, Alpha Delta Properties, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry G. Pile,* HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*married

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 13 and 14 of Block "D" on the Map of Woodlawn Estates of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Alpha Delta Properties, LLC from David K. Irwin and Alexander Richard Walker by Quitclaim Deed dated October 18, 2016 of record in Instrument No. 20161019-0110631, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to David Kyle Irwin and Alexander Walker from David Michael White and Catherine Marie Ragsdale by Warranty Deed dated March 31, 2016 of record in Instrument No. 20160405-0032397, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BLOCK "D", ON THE MAP OF WOODLAWN ESTATES OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

Bill Garrett Davidson County
Batch# 2316 **DEEDWARR**
09/19/2017 01:07:12 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20170919-0095946

unimproved ☐

This is improved ☑ property, known as 223 Cumberland Ave., 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, his 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, 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.

Witness my hand this 7th day of September, 2017.

David Kyle Irwin
Alpha Delta Properties, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Kyle Irwin**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Member** of **Alpha Delta Properties, LLC**, the within named bargainor, a limited liability company, and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such **Member**.

WITNESS my hand and seal this 7th day of September, 2017.

My Commission Expires:
11-5-19

Sandy Balent
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