Bill Garrett Davidson County
Batch# 3920 DEEDWARR
09/22/2017 04:05:08 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20170922-0097656

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1575

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of September, 2017

Notary Public
Commission Expires: 5-8-18

A. C. HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kacy Turner 485 Cathy Jo Circle Nashville, TN 37213	New Owner	133-08-0-123.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Alpha Real Estate Solutions, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kacy Turner

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. 27 on the Plan of Valley View Terrace, Phase II of record in Plat Book 5200, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a the same property conveyed to Ronald E. Eppenger and wife, Cloreace W. Eppenger by Warranty deed from George Margrave and wife, Sharmin J. Margrave of record in Book 6609, page 843, Register's Office for Davidson County, Tennessee, dated July 18, 1985 and recorded on July 18, 1985. (Value or consideration shown in aforementioned deed $1,200.00.)

Being a portion of the same property conveyed to Alpha Real Estate Solutions, LLC by Warranty deed from Ronald E. Eppenger and wife, Clareace W. Eppenger of record in Instrument No. 20160915-0096933 Register's Office for Davidson County, Tennessee, dated September 09, 2016 and recorded on September 15, 2016

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 485 Cathy Jo Circle, Nashville, TN 37213.

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 so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a

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

Dated this the 22nd day of September, 2017.

Alpha Real Estate Solutions, LLC

By: Chase Beck
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary for the State and County, aforesaid, personally appeared Chase Beck, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Sole Member of Alpha Real Estate Solutions, LLC, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of September, 2017.

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5-6-19

(Notary Seal)