WARRANTY DEED

Bill Garrett Davidson County
Batch# 37050 **DEEDWARR**
12/14/2017 11:26:23 AM 2 pgs
Fees: $13.00 Taxes: $185.00

20171214-0127561

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1143

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kudzu Real Estate, Inc.	NEW OWNER	#043130A07300
(NAME) 203 Point East Dr.	(NAME) 203 Point East Dr.	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY THOUSAND AND NO/100 DOLLARS ($50,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALEXANDER CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KUDZU REAL ESTATE, INC.,** 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:

BEING Unit 6-9, in the Robin Hood Condominium as shown on the plat of Robin Hood Condominiums Apartments, as of record in Book 5200, page 124, Register's Office for said County, to which plan reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements for Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums of record in Book 5388, page 524, said Register's Office and the Supplemental Master Deed for Robin Hood Condominiums of record in Book 6569, page 149, said Register's Office.

Being the same property conveyed to Alexander Capital, LLC, a Tennessee Limited Liability Company, by deed from Wanda Sue Brusseau, unmarried, of record in Instrument 20170927-0098864, said Register's Office, dated September 22, 2017.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 5388, Page 524, amended in Book 6569, Page 149; Book 11399, Page 660; and Book 5388, Page 554, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 124, said Register's Office; (3) Sewer Easement of record in Book 3436, Page 486, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 323 Forest Park Rd, Unit 6-9, Madison, TN 37115
(House No.) (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 our hands this 12th day of December, 2017.

Alexander Capital, LLC
By: C.A.L. Holdings, LLC, Member

By: _____
Christian A. Leake, President & Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Christian A. Leake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath, acknowledged himself/herself to be the President & Secretary of C.A.L. Holdings, LLC, Member of Alexander Capital, LLC, the within named bargainer, and that he/she as such President & Secretary of C.A.L. Holdings, LLC, as Member of Alexander Capital, LLC, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of December, 2017.

My commission expires: 5/5/20

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.