THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114749** Bill Garrett Davidson County Batch# 55094 **DEEDWARR** 02/05/2018 01:57:48 PM 2 pgs Fees: $13.00 Taxes: $259.00 20180205-0011533	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $70,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2018. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: Alpha Real Estate Solutions, LLC 1049A HORSESHOE DRIVE Nashville TN 37216	Send Tax Bills To: New owner 302 Brentwood Oaks Dr #322 Nashville, TN 37211	Tax Information: Tax Parcel ID No. 061-14-0-067.00 (Parent P

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **1049 Horseshoe Drive, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alpha Real Estate Solutions,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, 1049 HORSESHOE DRIVE TOWNHOMES, a Horizontal Property Regime with Private Elements, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180108-0002532, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quit Claim Deed from Michael Atwood to 1049 Horseshoe Drive, LLC, a Tennessee Limited Liability Company, as recorded on the 8th day of January, 2018 in Instrument No. 20180108-0002531; part of Warranty Deed from Floyd E. Dunnavant, III and wife, Susan Dunnavant to Michael J. Atwood and Sara C. Atwood, husband and wife, as recorded on the 30th day of June, 2017 in Instrument No. 20170630-0066295 and part of Installment Deed from Donald E. Wagner and wife, Stella W. Wagner to Floyd E. Dunnavant, III, unmarried, as recorded on the 18th day of December, 1979 in Deed Book 5545, Page 292, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed by Quit Claim Deed from Sarah Atwood to 1049 Horseshoe Drive, LLC, a Tennessee Limited Liability Company as recorded on the 5th day of February, 2018 in Instrument No. 20180205-0011532, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LOCUST GROVE ESTATES, as recorded in Book 1424, Page(s) 11.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1492, Page 151; Book 1583, Page 433 and Instrument No. 20180108-0002532.

This is improved property located at 1049A HORSESHOE DRIVE Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2018.

1049 Horseshoe Drive, LLC

BY: _____
Jake Griffin, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jake Griffin, with whom I am personally acquainted, and who acknowledged himself to be the Authorized Agent of 1049 Horseshoe Drive, LLC a Tennessee limited liability company, the within named bargainer, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 30th day of January, 2018.

_____
Notary Public
My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019