THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 171114140** Bill Garrett Davidson County Batch# 60386 DEEDWARR 02/20/2018 01:55:22 PM 2 pgs Fees: $13.00 Taxes: $370.00 20180220-0016023	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $100,000.00. Affiant Subscribed and sworn to before me, this 16th day of February, 2018. Notary Public My Commission Expires: JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner: Mason Asset Group, LLC P O BOx 60031 Nashville, TN 37026	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072092U00200CO

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, **Kady E. Alford and husband Jeffrey W. Alford** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mason Asset Group, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being Unit No. B of 900 Spain Avenue Commons, A Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horiztontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions 900 Spain Avenue Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171229-0132430, in the Register's Office for Davidson County Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Declaration.

Being part of the same property conveyed to Kady E. Alford and husband, Jeffrey W. Alford of record in Instrument No. 20150107-0001543, Register's Office for 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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 902 Spain Avenue 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, Grantors have executed this instrument on this 16th day of February, 2018.

Kady E. Alford

Jeffrey W. Alford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kady E. Alford and Jeffrey W. Alford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2018.

Notary Public
My Commission Expires: _____



MY COMMISSION EXPIRES
MARCH 25, 2018