Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1421

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 7, 2018.

Notary Public
Commission Expires: 9/10/19

SUSAN L REINRICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 127880 DEEDWARR
08/13/2018 08:43:20 AM 2 pgs
Fees: $13.00 Taxes: $932.40

20180813-0079356

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Timothy Nealis 481 Cathy Jo Circle Nashville, TN 37211	Daniel Timothy Nealis 481 Cathy Jo Circle Nashville, TN 37211	133-08-0-122

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

Daniel T. Nealis, single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 26 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 portion of 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.

Being a portion of the same property conveyed to Alpha Real Estate Solutions, LLC by Warranty deed from Ronald E. Eppenger and wife, Cloreace 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: 481 Cathy Jo Circle, Nashville, TN 37211.

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 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 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 August 7, 2018

Alpha Real Estate Solutions, LLC

Donald Cory, Authorized Signor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Donald Cory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of Alpha Real Estate Solutions, LLC, the within named bargainor, a Limited Liability Company, and that such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor

Witness my hand and official seal this August 7, 2018

Notary Public
My Commission Expires: 4/10/18

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Seal