DJ

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 19-4107

Karen Johnson Davidson County
Batch# 238749 DEEDWARR
06/04/2019 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20190604-0053378

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2019.

Notary Public

My commission expires: 3/31/2021

C M CORRIVEAU
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ashwood Avenue, LLC	New Owner	104 15 0 209.000
508 Lyndeboro Ct.		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Alford Family, LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ashwood Avenue, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 59 on the Plan of Sunset Park Subdivision, as of record in Book 332, Page 132, said Register's Office.

Said part of said lots fronts 50 feet on the Southerly side of West Ashwood Avenue, and runs back between parallel lines, 155 feet to a dead line in the rear, on which it measures 50 feet.

Being the same property conveyed by Quitclaim Deed from Buchanan Family, LLC, a Tennessee limited liability company to Alford Family, LLC, a Tennessee limited liability company as recorded on the 30th day of December, 2008 in Instrument No. 20081230-0123651; Quitclaim Deed from Robert H. Alford and wife, Marceleen R. Alford, as to a one-half, undivided interest and The Poppy P. Buchanan Living Trust Dated June 5, 1992, as to a one-half, undivided interest to Alford Family, LLC, a Tennessee limited liability company, a fifty (50%) percent undivided tenants-in-common interest and to the Buchanan Family, LLC, a Tennessee limited liability company, a fifty

(50%) percent undivided tenants-in-common interest as recorded on the 2nd day of January, 2004 in Instrument No. 20040102-0000655; Quitclaim Deed from Richard D. Buchanan and wife Poppy P. Buchanan to The Poppy P. Buchanan Living Trust dated June 5, 1992, a one-half, undivided interest as recorded on the 22nd day of March, 1994 in Deed Book 9286, Page 447 and Warranty Deed from Heirs at law of Pearl Sanford to Richard D. Buchanan et ux Poppy P. Buchanan and Robert H. Alford et ux, Marceleen R. Alford as recorded on the 13th day of September, 1982 in Deed Book 5936, Page 417, in the Register's Office of Davidson County, Tennessee.

This is improved property known as **2137 Ashwood Avenue, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of May, 2019.

Alford Family, LLC, a Tennessee limited liability company

Marceleen R. Alford

Marceleen R. Alford, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Marceleen R. Alford ~~and Robert H. Alford,~~ to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Alford Family, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Members.Witness my hand and official seal this 30th day of May, 2019.

Kelly J. Biers

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SP 11/2015

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

