NEW OWNER:
ALHAMBRA PROPERTIES, LLC
P.O. Box 41117
Nashville, TN 37204

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0415 /50649

Map 133
Group 9
Parcel 15.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 239396 DEEDWARR
06/05/2019 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20190605-0053813

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Ten Thousand and 00/100 Dollars ($410,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **4515 TROUSDALE, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey to **ALHAMBRA PROPERTIES, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Grassmere, Section Five, of record in Book 6900, Page 302, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to **4515 Trousdale, LLC, a Tennessee limited liability company**, by virtue of a deed from Augusta Mayes, Jr. d/b/a Mayes Masonry Company, dated December 9, 2009, and recorded in Instrument Number 20091216-0114565, in the Register's Office for Davidson County, Tennessee
>
> This is not the principal residence of the Grantor.
>
> THIS IS IMPROVED PROPERTY which has the address of **4515 Trousdale Drive, Nashville, TN 37204.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 302, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 3rd day of June, 2019.

4515 TROUSDALE, LLC,
a Tennessee limited liability company

BY: _____
DAVID K. PINE, Member

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DAVID K. PINE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a **Member** of **4515 TROUSDALE, LLC,** the within-named bargainor, and as such member, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized member.

WITNESS my hand and official seal at office this 3rd day of June, 2019.

_____
NOTARY PUBLIC

DENISE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 2-19-2023

****

The actual consideration or value, whichever is greater, for this transfer is **$410,000.00.**

_____
AFFIANT

Sworn to and subscribed to before me this 3rd day of June, 2019.

_____
NOTARY PUBLIC

DENISE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 2-19-2023

201906050053813

True Copy Certification

I, Julie Dyess, 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.

Julie Dyess

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Debra Loe, a notary public for this county and state, Julie Dyess, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Loe

Debra Loe, Notary Public

My Commission Expires: 11/08/2022

{Notary' Seal}

