RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 239549 DEEDWARR
06/06/2019 08:40:21 AM 2 pgs
Fees: $13.00 Taxes: $2,885.63

20190606-0054017

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MST 2018-1439

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$749,900.00~~ 779,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MAY, 2019

Notary Public

MY COMMISSION EXPIRES: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Skipper	New owner	
(NAME)	(NAME)	
1900 Electric Avenue		094-02-0-200.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Alpha One, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. Skipper, an unmarried man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being the Westerly 50 feet of Lot Nos. 83, 84 & 85, on the Plan of United Electric Railway Addition to East Nashville, of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee.

Said Westerly 50 feet of Lot Nos. 83, 84 & 85 front 50 feet on the South side of Electric Avenue and extends back between parallel lines 150 feet to an alley. The West line of said property is the East margin of South 19th Street.

Being the same property conveyed to Elevate Land Investments, LLC, a Tennessee limited liability company by Warranty deed from Crystal D. Ballard, now known as Crystal D. Love of record in Instrument No. 20150610-0054947 Register's Office for Davidson County, Tennessee, dated 06/05/2015 and recorded on 06/10/2015.

Being the same property conveyed to Alpha One, LLC, a Tennessee limited liability company by Quitclaim deed from Elevate Land Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20150727-0073597 Register's Office for Davidson County, Tennessee, dated 07/23/2015 and recorded on 07/27/2015.

Being the same property conveyed to Alpha One, LLC, a Tennessee limited liability company by Quitclaim deed from Elevate Land Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20150730-0075242 Register's Office for Davidson County, Tennessee, dated 07/23/2015 and recorded on 07/30/2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.

This property, known as 1900 Electric Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hand(s) this 31st DAY OF MAY, 2019.

Alpha One, LLC

Yvette Meldrum, Authorized Agent

By: Yvette Meldrum
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Yvette Meldrum**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of May, 2019.

Amelia Swanson
Notary Public

My commission expires: 11/24/2023

