WARRANTY DEED

Karen Johnson Davidson County
Batch# 251900 DEEDWARR
07/02/2019 01:25:46 PM 2 pgs
Fees: $13.00 Taxes: $3,311.50

20190702-0064616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $895,000.00.

Affiant

Subscribed and sworn to me on 07/02/2019.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
3905 Alabama Ave, LLC 3905 Alabama Avenue Nashville, TN 37209	3905 Alabama Ave, LLC 3905 Alabama Avenue Nashville, TN 37209	09112028200

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alden Horton, III, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto 3905 Alabama Ave, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Tariff Reform Addition, of record in Plat Book 161, Page(s) 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to ALDEN HORTON, III, a married man, by Substitute Trustee's Deed of record as Instrument No. 20120320-0023541, corrected by Scrivener's Affidavit of record as Instrument No. 20120322-0024592, said Register's Office.
>
> Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.
>
> This is improved property known as 3905 Alabama Avenue, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said

land to the said GRANTEE, its successors 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 hand this 07/02/19.

Alden Horton, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/01/19, before me personally appeared Alden Horton, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 07/02/19.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY