Karen Johnson Davidson County
Batch# 374498 DEEDWARR
03/19/2020 08:16:33 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20200319-0030196

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $410,000.00. Affiant Subscribed and sworn to before me This 17th day of March 2020. Notary Public My Commission Expires: 6/11/2023

COUNTY OF CHEATHAM LOGAN C. E. BELL TENNESSEE NOTARY PUBLIC My Comm Exp. 06/11/2023

Address New Owners as:	Tax Bill To:	Map / Parcel
Cookeville Commons L.P. 1209 Elmwood Avenue, Nashville, TN 37212	New Owners	105 13 0 123.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 20-03-16101

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Thomas C. Alsup a married person**, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Cookeville Commons L.P. a Tennessee Limited Partnership,** (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 81 on the Map of Belmont Land Company's Plan of Lots Called Belmont Heights, as of record in book 421, Page 34, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas C. Alsup by Warranty Deed from Clara Mae Tyus a/k/a Clara Mai Tyus, single, of record in Instrument No. 20191101-0112483, Register's Office for Davidson County, Tennessee.

The above described property is not the homestead of Thomas C. Alsup and never has been and is investment property owned by Thomas C. Alsup.

This is improved properties known as 1209 Elmwood Avenue, Nashville, TN 37212.

This conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable.
2. Subject to all matters on plat of record in Book 421, Page 34, said register's office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor 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 set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 17th day of March, 2020.

Thomas C. Alsup

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared **Thomas C. Alsup** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 17th day of March 2020.

My Commission Expires: 6/11/2023

Notary Public

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp 06/11/2023
COUNTY OF CHEATHAM