This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7168

Karen Johnson Davidson County
Batch# 407294 DEEDWARR
05/28/2020 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20200528-0055302

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2020.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alternative Energy Products LLC PO Box 31 Old Hickory, TN 37138	New Owner	07-09-109.00 & 071-09-0-108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **X5 Construction, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alternative Energy Products LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot Nos. 175 and 176** on the Plan of Brooklyn Heights E.C. Scruggs Subdivision of record in Plat Book 332, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to X5 Construction, LLC from Regal Homes Co., a Tennessee Corporation by Warranty Deed of record in Instrument No. 20200414-0038833 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 14, 2020.

This is unimproved property located at: **Cross Street, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 22nd day of May, 2020.

GRANTOR:

X5 Construction, LLC, a Tennessee limited liability company

By: _____
Christopher M. Corriveau, Authorized Signor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Authorized Signor of X5 Construction, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of May, 2020.

_____
Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

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.

Notary Signature

My Commission Expires: 3-6-2024

