Boy 36

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 680917 **DEEDWARR**
07/21/2021 03:02:32 PM 3 pgs
Fees: $18.00 Taxes: $3,326.30

20210721-0098054

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $899,000.00.

Affiant

Subscribed and sworn to me on July 20, 2021.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 05, 2025

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33653

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Dream Mountain Properties, LLC<br>2510 8th Avenue, South<br>Nashville, TN 37204 | SAME AS NEW OWNER | 158-08-028.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, E. Roberts Alley, Jr. and Fronda Throckmorton Alley and E. Roberts Alley, Sr., Roberts, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Dream Mountain Properties, LLC, a Colorado Limited Liability Company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in and to the land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Resubdivision of Lots 6 & 10, Sherwood Forest of record in Instrument No. 20020905-0107757 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 a portion of the property conveyed to E. Roberts Alley by Final Decree Confirming Sale of record in Book 10056, page 257, in the Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to E. Roberts Alley, Jr. and wife, Fronda Throckmorton Alley, by Warranty Deed from E. Roberts Alley, Jr. and wife, Marion S. Alley, of record as Instrument No. 20000929-0096259 in said Register's Office as to five (5 +/-) acres, more or less.

Being the same property conveyed to Richard W. Sebastian, Trustee and by same Quitclaim Deed, for express purpose of making a re-conveyance unto E. Roberts Alley, Jr. and wife, Fronda Throckmorton Alley, and E. Roberts Alley, Sr. and wife, Marion S. Alley, as tenants in common, by Deed from E. Roberts Alley, Jr. and wife, Fronda Throckmorton Alley, of record in Instrument No. 20020423-0050227 in the Register's Office for Davidson County, Tennessee, dated April 16, 2002 and recorded on April 23, 2002, as to five (5) acres.

Being the same property conveyed to Richard W. Sebastian, Trustee and by same Quitclaim Deed, for express purpose of making a re-conveyance unto E. Roberts Alley, Sr. and wife, Marion S. Alley, and E. Roberts Alley, Jr. and wife, Fronda Throckmorton Alley, as tenants in common, by Deed from E. Roberts Alley, Sr. and wife, Marion S. Alley, of record in Instrument No. 20020423-0050228 in the Register's Office for Davidson County, Tennessee, dated April 16, 2002 and recorded on April 23, 2002, as to 4.06 acres. The said Marion S. Alley having since died on or about November 12, 2012.

Total acreage conveyed herein is 9.06 (+/-) acres more or less.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Plan of record as Instrument No. 20020905-0107757 in the Register's Office for Davidson County, Tennessee.
3. Ingress and Egress Easement of record in Instrument No. 20000929-0096257 and Instrument No. 20000929-0096258 in the Register's Office for Davidson County, Tennessee.
4. Grant of Transmission Line Easement to U.S.A. of record in Book 2249, page 86, in the Register's Office for Davidson County, Tennessee.
5. Expressly reserving to E. Roberts Alley, Sr., lifetime walking rights to the property, exclusive to him and/or his guests, which right shall run with the land until E. Roberts Alley, Sr., is no longer the owner of 6030 Sherwood Court, Nashville, TN, 37215, either by death or by sale of property.

This property is also known as improved property located at 6032 Sherwood Court, Nashville, TN 37215.

**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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 20th day of July 2021.

**E. Roberts Alley, Jr.**

**Fronda Throckmorton Alley**

**E. Roberts Alley, Sr.**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On July 20, 2021, before me personally appeared E. Roberts Alley, Jr. and Fronda Throckmorton Alley and E. Roberts Alley, Sr. to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 20, 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/25

