Davidson County DEEDWARR
Recvd: 12/20/00 14:29 3pgs
Fees:15.00 Taxes:240.50

20001220-0124796

WARRANTY DEED

N-WSMC-00-4652

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000

Affiant

Subscribed and sworn to before me, this 8th DAY OF December, 2000.

Notary Public

MY COMMISSION EXPIRES: 9-28-00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andreas Albert	Option One	
1218 15th Ave S.	(NAME) PO Box 57076	105-05-23
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Irvine, CA 92619-7076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD C. BATTLE AND PATRICIA B. BATTLE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANDREAS ALBERT, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 4 and the southerly 10 feet of Lot No. 3 in Block 27, O.C. Hayes Plane of Large Lots called "Rokeby", as of record in Book 21, Page 87, Register's Office for said County and Subdivided into small lots as of record in Book 421, Page 22, said Register's Office.

Said lot and part of said lot adjoin and front together 40 feet on the easterly side of 15th Avenue South and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Donald C. Battle and wife, Patricia B. Battle of record in Book 7795, Page 972, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1218 15th Ave S., Nashville, Tennessee 37212
(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 8th day of December, 2000.

Donald C. Battle

Patricia B. Battle by Donald C. Battle Atty in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Donald C. Battle ~~and Patricia B. Battle~~, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 2000.

My Commission Expires:

9-28-00

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MARY FRANCES RUDY

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

My Commission Expires SEP

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 8th day of December, 2000.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8th day of December, 2000, before me personally appeared Donald C. Battle to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patricia B. Battle and who acknowledged that he executed the same as the free act and deed of the said Patricia B. Battle by virtue of that Power of Attorney, duly executed by the said Patricia B. Battle on December 7, 2000 and recorded concurrently herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 8th day of December, 2000.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires JAN. 31, 2004

My Commission Expires: 1-31-2004