RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 SP43838
FILE
BOX 7

WARRANTY DEED

ERNESTINE NOELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires 9-13-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Corey Fortner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2005.

Ernestine Noell
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andreas Albert	Andreas Albert	
(NAME)	(NAME)	
536 Wesley Avenue	P.O. Box 121406	71-8-218
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37212-1406	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050981

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Thelma B. Hilton**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andreas Albert, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 536 Wesley Avenue, Nashville, TN 37207

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 3rd day of May, 2005.

Davidson County DEEDWARR
Recvd: 05/12/05 13:00 2 pgs
Fees:13.00 Taxes:207.20
20050512-0053759

Thelma B. Hilton
Thelma B. Hilton
by Juanita H. Norris, Attorney-In-Fact
Juanita H. Norris

State of Tennessee
County of Davidson

On this 3rd day of May, 2005, before me personally appeared Juanita H. Norris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thelma B. Hilton, and who acknowledged that she executed the same as the free act and deed of Thelma B. Hilton.

Witness my hand and official seal at Madison, Tennessee this 3rd day of May, 2005.

Commission expires:

ERNESTINE NOELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires 9-13-08

Ernestine Noell
Notary Public

EXHIBIT A

SITUATED in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 41, on the Map of Joywood Heights of record in Book 1130, Page 91, Register's Office for said County.

Said Lot fronts 60 feet on the south side of Wesley Avenue and runs back between lines, 183.6 feet on the east line and 185.2 feet on the west line to a dead line on which it measures 60 feet.

BEING the same property conveyed to Oscar William Hilton and wife, Thelma B. Hilton by deed dated 11/3/47 from Marion Sharp and husband, J. R. Sharp of record in Book 1539, Page 225, Register's Office for Davidson County, Tennessee. The said Oscar William Hilton having since died leaving Thelma B. Hilton as the surviving tenant by the entirety.

Juanita H. Norris executed this instrument pursuant to Power of Attorney of record in Book _____, Page _____ Register's Office for Davidson County, Tennessee.

20050512.0053758