Davidson County DEEDWARR
Recvd: 06/04/07 13:16 2 pgs
Fees:13.00 Taxes:925.00

20070604-0066124

WARRANTY DEED

P-07-1003

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2007.

Notary

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Albert	Countrywide Home Loans	
1003 15th Ave S	(NAME) 1520 Memorial Blvd., Ste. 104	105-01-0-158.00
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Murfreesboro, TN 37129	
(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 MICHAEL A. GREEN AND THE HEIRS AT LAW OF WILLIAM C. GREEN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHRISTIAN 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:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of B.F. Shields addition to Nashville of record in Plat Book 57, Page 31, 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 Michael A. Green and William C. Green, having since died on January 16, 2005, by deed from William P. Sutherland, Conservator of the Estate of Lella Hanna and Diora Hanna, Incompetents of record in Book 5103, Page 731, Register's Office for Davidson County, Tennessee, dated December 17, 1976 and recorded January 7, 1977.

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

unimproved ( )
This is improved (X) property, known as 1003 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 30th day of May, 2007.

Michael A. Green

Michael A. Green

Marcella Green

Marcella Green

Mitchell V. Green

Mitchell V. Green

Shelia Y. Green

Shelia Y. Green

Melisa L. Greene

Melisa L. Greene

Donnie L. Greene

Donnie L. Greene

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael A. Green and Marcella Green and Mitchell V. Green and Shelia Y. Green and Melisa L. Greene and Donnie L. Greene the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of May, 2007.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800