Davidson County DEEDWARR
Recvd: 07/12/07 09:01 3 pgs
Fees:18.00 Taxes:435.49
20070712-0082910

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Christopher R. Jackson, a notary public for this county and state, Jerry A. Kennon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

JERRY A. KENNON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires MAR. 27, 2010

Notary Public

My Commission Expires: _____

File No. 270501563

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric J Albertson	Eric J Albertson	119-04-0-106.00
(NAME)	(NAME)	
332 E. Thompson Lane	7527 Amsbury Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Alexandria, VA 22315	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Aubrey Dean Jackson**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric James Albertson,** HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 121 on the plan Section Three, Glencliff Estates, as shown by plat of record in Book 1424, Page 1 and amended in Book 6687, Page 702, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ramon E. Womack, Trustee, by QuitClaim Deed from Andrew E. Jackson, and then further conveyed to Andrew E. Jackson and wife, Aubrey Dean Jackson by the same QuitClaim Deed from Ramon E. Womack, Trustee, of record in Book 4898, Page 721, Register's Office for said County. The said Andrew E. Jackson is now deceased.

Subject to all matters as set forth per Book 1424, Page 1 and as amended in Book 6687, Page 702, Register's Office of said County.

Sewer Easement as shown of record in Book 4199, Page 715, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 332 E. Thompson Lane, Nashville, TN 37211
(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(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), HIS 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 hands this 29th day of June, 2007.

Aubrey Dean Jackson

STATE OF Utah

COUNTY OF Davis

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Aubrey Dean Jackson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of June, 2007.

Commission expires:
12-20-2008

Notary Public

NOTARY PUBLIC
TERI LIPTROT
1344 West 4675 South
Ogden, Utah 84409
My Commission Expires
December 20, 2008
STATE OF UTAH

File Number: 270501563
RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072