WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/07 10:06 2 pgs
Fees:13.00 Taxes:863.95

20070828-0103031

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$233,500.00**

Bob McKeown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sallie D. Squires	**Fifth Third Mortgage Company**	**172-15-A-235CO**
(NAME)	(NAME)	
1808 Bryce Circle	**P.O. Box 11060**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Orange, CA 92856**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brandy D. Albracht**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sallie D. Squires**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 194 on the Plan of Section Twelve, Holt Woods of record in Book 9700, page 723, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Brandy D. Albracht, unmarried by deed dated April 29, 2005 from Wendolyn Young, unmarried, of record in Instrument No. 20050504-0049784, said Register's Office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

Bob McKeown is signing as Attorney in Fact on behalf of Brandy D. Albracht pursuant to a Power of Attorney recorded as Instrument No. 20070828-0103030, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1808 Bryce Circle, 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 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 hand this 24th day of August, 2007.

Brandy D. Albracht
Brandy D. Albracht by Bob McKeown, her Attorney In Fact
by Bob McKeown Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bob McKeown and who, upon his oath, acknowledged himself to be the Attorney-In-Fact for the within named Brandy D. Albracht, being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24TH DAY OF AUGUST, 2007.

Commission expires:

Notary Public



My Commission Expires JULY 5, 2011