WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **November, 2009**

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090082311 DEEDWARR
Recvd: 12/04/09 13:10 2 pgs
Fees:13.00 Taxes:802.90
20091204-0111286

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason L. Albano	New Owner	181-3-A-138.00CO
(NAME) 7040 Calderwood Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **CaSandra D. Hall (formerly known as Cassandra Hutton) and husband, Larry C. Hall***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jason L. Albano**, hereinafter called the Grantee, his 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. 138, Indian Creek Estates, Section 4, of record in Plat Book 11700, page 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Cassandra Hutton, an unmarried person by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated August 12, 2005 and recorded in Instrument No. 20050817-0097556, Register's Office for Davidson County, Tennessee.

*Larry C. Hall joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to CaSandra D. Hall (formerly known as Cassandra Hutton).

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 7040 Calderwood Drive, Antioch, TN 37013

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 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 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 our hands this **30th** day of **November, 2009**

Cassandra D. Hall By Steve Cothran Her Attorney In-Fact

CaSandra D. Hall (formerly known as Cassandra Hutton)

Larry C. Hall By Steve Cothran Hey Attorney In Fact

Larry C. Hall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steve Cothran, 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 CaSandra D. Hall (formerly known as Cassandra Hutton), as her Attorney In Fact, under Power of Attorney bearing Inst. No. _____, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of CaSandra D. Hall (formerly known as Cassandra Hutton), under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 30th day of November, 2009.

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires April 20, 2010

Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steve Cothran, 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 Larry C. Hall (formerly known as Cassandra Hutton), as his Attorney In Fact, under Power of Attorney bearing Inst. No. _____, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Larry C. Hall, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 30th day of November, 2009.

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires April 20, 2010

Notary Public

My Commission Expires:

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