File No. 210030338

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100026187 DEEDWARR
Recvd: 05/03/10 09:28 2 pgs
Fees:13.00 Taxes:399.60
20100503-0033319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-21-12
(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Hedges	Renasant Bank	14805006000
(NAME)	(NAME)	
235 Willow Lane	2001 Park Place North, Suite 650	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35203	
(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, James W. Albert, II, a married man, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Rachel Hedges, an unmarried woman, hereinafter called the grantee(s), HER 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. 45 on the Plan of Hillbrook, Section 2 of record in Plat Book 3300, Page 12, Register's Office for 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 JAMES W. ALBERT, II, UNMARRIED by deed from CHRISTOPHER N. MITCHELL AND WIFE, BARBARA F. MITCHELL of record in Instrument No. 20021031-0133583 on 10/28/2002 and filed for record on 10/31/2002, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 3300, Page 12, said Register's Office.

Restrictions of record in Book 3277, Page 482, as amended of record in Book 3286, Page 375, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 14805006000

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 235 Willow 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), HER 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), HER 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 30th day of April, 2010.

James W. Albert, II

Sharon K. Albert

*SHARON K. ALBERT WIFE OF JAMES W. ALBERT, II, JOINS IN THIS INSTRUMENT TO CONVEY ANY AND ALL INTEREST SHE HAS IN SAID PROPERTY.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James W. Albert, II and Sharon K. Albert, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 4/30/2010.

Witness my hand at office this 30th day of April, 2010.

Commission expires: 9/23/13

Notary Public

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 210030338

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027