BILL GARRETT, Davidson County
Trans:T20100040172 DEEDWARR
Recvd: 07/01/10 09:22 2 pgs
Fees:13.00 Taxes:640.10
20100701-0051401

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$173,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2010.

Notary Public

My commission expires: 11-7-2011
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Cheryl Marie Albers** | new owner | **083 040 208.00** |
| 1207 Rosebank Court | | |
| Nashville, TN 37206 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Cadence Bank, N.A.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Cheryl Marie Albers, a married woman and Anya Albers Stevenson, a married woman, as Tenants in Common with the right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of Rosewood Heights, Section 1, of record in Plat Book 2133, Page 38, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.**

**Being the same property conveyed to Cadence Bank, N.A. by deed from Ernest B. Williams IV, Successor Trustee, of record in Instrument No. 20100317-0020078, Register's Office for Williamson County, Tennessee.**

**This conveyance is subject to taxes for 2010 and subsequent years, easements, and restrictions of record.**

This is improved (__X__) Unimproved (____) property, known as **1207 Rosebank Court, Nashville, TN 37206**

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 29th day of June, 2010.

President + CEO

**Cadence Bank, N.A.**
**By :David J. Hicks, President and CEO**

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

**Before me, the undersigned, a Notary Public of said County and State, personally appeared David J. Hicks, President & CEO of Cadence Bank, N.A., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President & CEO of Cadence Bank, N.A., the within bargainor, and corporation, and that he as such President and CEO being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by the said David J. Hicks, as President & CEO of Cadence Bank, N.A.**

**Witness my hand and official seal, at office at Brentwood, Tennessee on this 29th day of June, 2010.**

**Notary Public**

**My Commission Expires:** 11-7-2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY