WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110027788 DEEDWARR
Recvd: 05/10/11 09:59 2 pgs
Fees:13.00 Taxes:555.00

20110510-0035777

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **6th** day of **May, 2011**

Notary Public

MY COMMISSION EXPIRES: November 7, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mickey Ray Albright and Stephanie Elaine Albright	Access National Mortgage	063160B00500CO
(NAME)	(NAME)	
1516 Aaronwood Drive	1800 Robert Fulton Drive 3350	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Reston, VA, 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Jane M. Fill**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mickey Ray Albright and Stephanie Elaine Albright**, husband and wife 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:

Being Lot No. 5, on the plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Boundary Plat Book 6900, Page 405; Book 6900, Pages 550, 551, and 552 as corrected by certificate of correction in Book 7462, Page 445, and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jane M. Fill by Deed from Jeffrey W. Maddison and wife, Marjorie Maddison, recorded on the 15th day of January, 1998 in Book 10758, Page 143, in the Register's Office of Davidson County, Tennessee.

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 1516 Aaronwood Drive, Old Hickory, TN 37138

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, has 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 our hands this **6th** day of **May, 2011**

Jane M. Fill

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Jane M. Fill**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **6th** day of **May, 2011**

Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIR
November 7, 2011