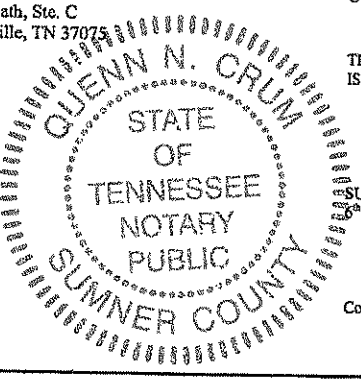
**Prepared By & Return To:**
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075
12-0686




STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of September, 2012.

Notary Public

Commission Expiration: 4/20/15

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**ADDRESS OF NEW OWNER:**
David W. Albro
1340 Bellshire Drive
Nashville, TN 37207

**SEND TAX BILLS TO:**
David W. Albro
1340 Bellshire Drive
Nashville, TN 37207

**MAP-PARCEL:**
04114000200

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# WARRANTY DEED

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, WE,

**Donna Brandon Brown, Gary A. Woodward and Karen D. Barrington, Partners of The Irene L. Brandon Family Limited Partnership dated April 30, 2001**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**David W. Albro**

HEREINAFTER CALLED THE GRANTEE, 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. 512 on the Plan of Bellshire Estates, Section "B" of record in Book 2331, pages 128 and 129, Register's Office for said County, described as follows:**

**Beginning at a point in the east margin of Brick Church Pike, at the corner of Lots Nos. 511 and 512; thence the line between said lots, easterly 205.8 feet to a corner of Lot No. 420; thence with the line between Lots Nos. 420 and 512, southerly 120 feet to the north margin of Bellshire Drive; thence with the margin of the same westerly 169.5 feet to the beginning of a curve; thence around said curve, northerly 35.9 feet to the east margin of Brick Church Pike; thence with the margin of the same northerly 78 feet to the point of the beginning.**

**Being the same property conveyed to The Brandon Family Limited Partnership from Irene Brandon by deed dated 04/30/2001 filed for record on 05/02/2001 in Instrument No.20010502-0045227, corrected in Instrument No, 20021211-0153254, in the Register's Office for County Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 1340 Bellshire Drive, Nashville, Tennessee 37207.

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**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, their 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, 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 6th day of September, 2012.

Davidson County DEEDWARR
Recvd: 09/13/12 15:24 3 pgs
Fees:18.00 Taxes:254.93
**20120913-0083364**

**The Irene L. Brandon Family Limited Partnership dated April 30, 2001**

By: Karen D. Barrington, Partner

By: Donna Brandon Brown, Partner

By: Gary A. Woodward, Partner

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Donna Brandon Brown**, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be a Partner of **The Irene L. Brandon Family Limited Partnership dated April 30, 2001**, the within named bargainor, a **Partnership**, and that he/she/they as such Partner, as duly authorized, she executed the foregoing instrument for the purposes therein contained, by signing the name of the **Partnership** by himself/herself/themselves as Partner.

**Witness my hand and official seal at** Goodletsville **Tennessee this** 6 **day of September, 2012.**

Notary Public
Commission Expires:

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2013

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Karen D. Barrington**, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be a Partner of **The Irene L. Brandon Family Limited Partnership dated April 30, 2001**, the within named bargainor, a **Partnership**, and that he/she/they as such Partner, as duly authorized, she executed the foregoing instrument for the purposes therein contained, by signing the name of the **Partnership** by himself/herself/themselves as Partner.

**Witness my hand and official seal at** Goodletsville **Tennessee this** 6 **day of September, 2012.**

Notary Public
Commission Expires:

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2013

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Gary A. Woodward**, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be a Partner of **The Irene L. Brandon Family Limited Partnership dated April 30, 2001**, the within named bargainor, a **Partnership**, and that he/she/they as such Partner, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **Partnership** by himself/herself/themselves as Partner.

**Witness my hand and official seal at** Goodletsville **Tennessee this** 6 **day of September, 2012.**

Notary Public
Commission Expires:

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2013

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Queenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.