WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 61,750.00

Roxanna Albright
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 21st DAY OF September, 2012.

M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Notary Public

MY COMMISSION EXPIRES: 3/1/16
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel M Albright and Roxanna L Albright	Same as New Owner	25-14.00
1243 Hitt Lane		
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, ***Yvonne Hall Jennings, unmarried***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Daniel M Albright and wife Roxanna L Albright***
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:

For reference only this is Property being known as 1243 Hitt Lane Goodlettsville TN 37072 and being described as follows:

Land in Davidson County, Tennessee, and being Lot No. 1 on the Final Plat for Jennings Property of record in Instrument #200305150066801, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

BEING part of the same property conveyed to the said Robert H. Jennings and wife Yvonne Hall Jennings by Quitclaim Deed dated 3/5/98 and filed for record on 3/5/98 of Record in Book 10824 Page 846 Register's Office of Davidson County, Tennessee. The said Robert H. Jennings since died on April 1, 2001 **, leaving property vested in Yvonne Hall Jennings as surviving Tenant by the Entirety.**

PROPERTY IS CONVEYED subject to the following restrictions and conditions:
Subject to Dedication for 20 foot sewer easement across the front portion of Lot 1 of record in Book 7697, page 656, said Register's Office; Subject to Restrictions of record in Book 9860, page 506 and Book 10824, page 846, said Register's Office and subject to any and all matters and notes on plat of record in Instrument #20030515-0066801, Register's Office, Davidson County, Tennessee.

This is: Unimproved (x)
Improved ( ) Property, known as **1243 Hitt Lane, Goodlettsville, TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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, 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 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 my hand this 21st day of September, 2012.

Yvonne Hall Jennings

BILL GARRETT, Davidson County
Trans:T20120072120 DEEDWARR
Recvd: 09/25/12 11:20 2 pgs
Fees:13.00 Taxes:228.48

20120925-0087017

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Yvonne Hall Jennings** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of September, 2012.

Commission Expires: 3/1/16

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

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STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

_____
Notary Public