THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13050018** RETURN TO / PREPARED BY: First Title and Escrow Company, Inc. 2000 Richard Jones Rd., Ste. 110 Nashville, TN 37215 FTEC File # 31191 (Davidson County File Box 9-B)	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me, this12th day of June, 2013. Notary Public My Commission Expires:

GEORGE E. HUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Brandon M. Albright and Ashlee A. Albright 517 Adamwood Dr Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-10-0 193.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Simone Sarkisov and wife, Tatyana Sarkisov** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon M. Albright and wife, Ashlee A. Albright** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 26, SECTION TWO, PARKVIEW ESTATES, as shown on plat of record in Plat Book 3700, Page 87, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Simone Sarkisov and wife, Tatyana Sarkisov by Warranty Deed from James E. Taulman and wife, Mary N. Taulman recorded on the 27th day of July, 2000 in Instrument No. 200007270074123, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, PARKVIEW ESTATES, as recorded in Plat Book 3700, Page(s) 87.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4094, Page 686.

This is improved property located at 517 Adamwood Dr Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

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Trans:T20130049792 DEEDWARR
Recvd: 06/13/13 11:19 2 pgs
Fees:13.00 Taxes:721.50
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and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2013.

Simone Sarkisov

Tatyana Sarkisov

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Simone Sarkisov and Tatyana Sarkisov, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014