BILL GARRETT, Davidson County
Trans:T20130055830 DEEDWARR
Recvd: 07/01/13 14:53 2 pgs
Fees:13.00 Taxes:1953.60

20130701-0067789

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-13-3000

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Albright (NAME)	Farmington Financial Group, LLC (NAME)	
3100 West End Circle #304 (ADDRESS)	2002 Richard Jones Rd. #300A (ADDRESS)	**11702017400**
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **A. BRANDON KEANE AND AMANDA BROOKE KEANE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JUSTIN ALBRIGHT AND RACHEL BALL ALBRIGHT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 16, W. V. DAVIDSON'S HILLSBORO HIGHLANDS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 23, 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 A. BRANDON KEANE BY QUITCLAIM DEED FROM DIANE H. KEANE AND WILLIAM S. KEANE DATED JANUARY 9, 2012 AND RECORDED ON THE 17TH DAY OF JANUARY, 2012 IN INSTRUMENT NO. 20120117-0004397, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM STEPHEN L. WEBNE TO DIANE H. KEANE AND WILLIAM S. KEANE AS RECORDED ON THE 5TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061005-0124112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AMANDA BROOKE KEANE JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 843, PAGE 23 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **3000 23rd Avenue South Nashville, Tennessee 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 28th day of June, 2013.

A. Brandon Keane

Amanda Brooke Keane

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. Brandon Keane and Amanda Brooke Keane, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2013.

Notary Public

My Commission Expires: 10/18/16

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212