ADDRESS NEW OWNER:
Shawn Despot
Mitchell Despot
507 Landmark Ct.
Nashville, TN 37211

SEND TAX BILL TO:
F+M Bank
50 Franklin Street
Clarksville, TN 37040

MAP & PARCEL NOS.:
147110C01600CO

BILL GARRETT, Davidson County
Trans:T20130056338 DEEDWARR
Recvd: 07/02/13 14:20 3 pgs
Fees:18.00 Taxes:665.63
20130702-0068408

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Keith J. Albright and Theresa A. Albright, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Mitchell Despot and Shawn Despot, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A certain Townhouse Unit located in Davidson County, Tennessee, being Unit No. 16, of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument NO. 20080220-0016617, Instrument No. 20080305-0022273, and further amended in Instrument No. 20081230-0123435, which reference to Unit Site Layout Plan attached as Exhibit to said Declaration and amendments is hereby made for amore accurate location and description of said Unit. together with an undivided percentage inters in the Common Elements as set forth in said Declaration, as amended.

Being the same property conveyed to Keith J. Albright and wife, Theresa A. Albright, from Meridian Construction Co., LLC, by Warranty Deed recorded on June 12, 2009., in Instrument No. 20090612-0054685, Register's Office for Davidson County, Tennessee.

This is property with a common address of **507 Landmark Ct., Nashville, TN 37211.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, a Horizontal Property Regime with Private Elements, in Instrument No. 20080110-0002933; Instrument No. 20080220-0016617; Instrument No. 20080305-0022273; Instrument NO. 20081230-0123435; and Instrument No. 20110930-0075885, all in the Register's Office for Davidson County, Tennessee; (3) By-Laws in Instrument No. 20110930-0075886, said Register's Office; (4) Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, set forth in Inspection and Maintenance Agreement for Private Storm Water Management Facilities in Instrument No. 20071109-0132228, said Register's Office; (5) Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, set forth in Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances in Instrument No. 20071109-0132241, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of June, 2013.

Keith J. Albright By Lou Moore attorney in fact

Keith J. Albright by Lou Moore, Attorney in Fact

Theresa A Albright By Lou Moore attorney in fact

Theresa A. Albright by Lou Moore, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of June 2013, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lou Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Keith J. ~~Albright,~~ and is authorized by her/him to execute this instrument on her/his behalf by virtue of a "Specific Durable Power of Attorney to Sell Real Property" recorded in Instrument No. 20130702-0068406 in said Register's Office.

Witness my hand and official seal at office, this 24th day of June 2013.

Albright

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires:
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of June 2013, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lou Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of ~~Keith J. Albright,~~ and is authorized by her/him to execute this instrument on her/his behalf by virtue of a "Specific Durable Power of Attorney to Sell Real Property" recorded in Instrument No. 20130702-0068407 in said Register's Office.

Witness my hand and official seal at office, this 24th day of June 2013.

Theresa A. Albright

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires:
My Commission Expires MAR. 7, 2017

File No. 1306-117

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $179,900.00.

Affiant

Subscribed and sworn before me this 27th day of June, 2013.

Notary Public
My Commission Expires: 9/8/2013

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY