#19895 43905

WARRANTY DEED

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Amanda W. Lansdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-23-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda W. Lansdale	SWBC Mortgage Corp.	172120A13400CO
(NAME)	(NAME)	
241 Burgandy Hill Road	9311 San Pedro Ave # 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, William A. Albaugh V and wife, and Tara Albaugh, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Amanda W. Lansdale and husband, Joshua Lansdale, 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:

Land in Davidson County, Tennessee, being Lot 94, SECTION NINE, BRADFORD HILLS, as shown on plat of record in Plat Book 7900, Page 414, 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 William A. Albaugh, V and wife, Tara Albaugh by Warranty Deed from Christine Strong and husband, Andrew Klopfer, recorded on the 31st day of August, 2005 in Instrument No. 20050831-0104277, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 8681, Page 252, said Register's Office; easements and set back lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 241 Burgandy Hill Road, Nashville, TN 37211
(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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 07/31/13 08:41 3 pgs
Fees:18.00 Taxes:878.75
20130731-0079498

Witness our hands this 26th day of July, 2013.

William A. Albaugh V

Tara Albaugh

STATE OF MINNESOTA

COUNTY OF Anoka

On this 26th day of July, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William A. Albaugh V and Tara Albaugh**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1/31/15

Notary Public,

Gail J Holt
Notary Public - Minnesota
My Commission Expires 01/31/15

I, Philip Ellis, 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 Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY