WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011966 DEEDWARR
Recvd: 02/20/14 13:14 2 pgs
Fees:13.00 Taxes:2608.50
20140220-0014650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGELA PROSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leah R. Willingham	Fairway Independent Mortgage	
(NAME)	(NAME)	
4015 Albert Dr.	100 Market Street, Suite 403	132-1K-2
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Portsmouth, NH 03801	
(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, **AUBREY B. HARWELL, JR., TRUSTEE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEAH R. WILLINGHAM AND JUSTIN L. WILLINGHAM, WIFE AND HUSBAND,** 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 Unit B of Albert Drive Estates, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Albert Drive Estates, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20121016-0094922, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Albert Drive Estates, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20121016-0094922, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Aubrey B. Harwell, Jr., Trustee by Deed from Choice Holdings, LLC of record in Instrument No. 20121026-0098365, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 1424, pages 98-99, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20121016-0094922, said Register's Office; (d) charter of record in Instrument No. 20121016-0094921, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4015 Albert Dr., Nashville, TN 37204

(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.

Witness my hand this 13th day of February, 2014.

Aubrey B. Harwell, Jr. Trustee
By Stephen C. Sexton Atty in Fact

Aubrey B. Harwell, Jr., Trustee, By: Stephen C. Sexton, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 13th day of February, 2014, before me personally appeared Stephen C. Sexton, to me known to be the person who executed the foregoing instrument on behalf Aubrey B. Harwell, Jr., Trustee and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell, Jr., Trustee.

Witness my hand and official seal at Nashville, Tennessee this 13th day of February, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015