Box 14

Box 14

File 26608-8

return to: John T. Cook, P.C.
2927 Berry Hill Dr.
Nashville, TN 37204

This instrument prepared by and ~~Record and Return to:~~
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 14-1273

BILL GARRETT, Davidson County
Trans:T20140089073 DEEDWARR
Recvd: 11/26/14 09:04 2 pgs
Fees:13.00 Taxes:462.50
20141126-0108987

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/24/2014**, by and between **Margaret A Donovan, an unmarried woman, parties of the first part, and Matthew Albertolle, unmarried, as to an undivided 50% interest (the "Individual Interest"), and Michael E. Albertolle and Theresa B. Albertolle, as tenants by the entirety, as to an undivided 50% interest (the "Entirety Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 70, Block 24, on the Map of Re-Subdivision of Lots 4, 5, 6, 7, 8, & 9 in Block 27, Lots 2, 3, 5, & 6 in. Block 26 and Blocks 23 and 24, Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret A. Donovan, an unmarried woman by Deed from Gene A. Tucker and wife, Joy A. Tucker dated July 16, 1997, of record in Book 10547, Page 321, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restriction of record.

Parcel ID # **119 05 0 289.00**

☒ **Improved 207 Lutie Street, Nashville, TN 37210**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Margaret A Donovan

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Margaret A Donovan to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 24th day of November, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Elizabeth Charron and Matthew Albertolle**

and Address: **207 Lutie Street, Nashville, TN 37210**

Mail tax bills to Access National Mortgage
1800 Robert Fulton Drive, Ste 350
Reston, VA 20191

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 24th day of November, 2014.

Notary Public

My Commission Expires: 5-8-18

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018