Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20150084641 DEEDWARR
Recvd: 10/05/15 14:02 3 pgs
Fees:18.00 Taxes:1369.00
20151005-0101217

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Andreas Albert, an unmarried man** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Daniel R. Green, a married man,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

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 No. I on the plan of Resubdivision of Part of Lots 2 through 10 of Cotten and Moores Subdivision, as shown by plat of record in Plat Book 4350, Page 167, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said lot fronts 54.55 feet on the southerly side of Edgehill Avenue and extends back 129.95 feet on the westerly line and 129.9 feet on the easterly line to a dead line and measures 55.89 feet thereon.

Being the same property conveyed to Andreas Albert, an unmarried man by Warranty Deed dated 05/15/2008 from Leroy Cunningham, filed for record on 05/15/2008 in Instrument No. 20080515-0050175, Register's Office for Davidson County, Tennessee.

Map & Parcel 105.01-0-246.00

This property is known as 1417 Edgehill Avenue, Nashville, TN 37212

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 30 day of September, 2015.

Andreas Albert -Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andreas Albert, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30 day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 12/2[illegible]2016

W. WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
Daniel R. Green	New Owner
1417 Edgehill Avenue	
Nashville, TN 37212	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$370,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30th day of September, 2015.

Affiant

(Seal) LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires:

9.20.2017