WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160004032 DEEDWARR
Recvd: 01/15/16 13:07 3 pgs
Fees:18.00 Taxes:444.00

20160115-0004426

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 9/15/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albransco, LLC	ALBRANSCO, LLC	070-13-0-027.00
(NAME)	(NAME)	
3210 Resha Lane	945 NATIONAL AVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	LEXINGTON, KY 40502	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Michelle Monique Mathews and Tim Mathews, wife and husband** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Albransco, LLC, a Kentucky limited liability company** 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:

Described property located in the 13th Civil District, Davidson County, Tennessee, to wit:

Being known as Lot No. 9 of part of Lots 9 and 10 on the Plan of Resha Heights of record in Book 1424, page 110, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 of part of Lots 9 and 10 fronts 60 feet on the Northerly margin of Resha Lane and extends back between lines, 281.4 feet on the easterly line and 244.7 feet on the westerly line to an alley at the rear measuring 62 feet thereon.

Being the same property conveyed to Michelle Monique Mathews and Tim Mathews, joint tenants with right of survivorship by deed from Leland D. Watts, married, dated 7/10/14 and recorded on 7/14/14 in Instrument No. 20140714-0061630, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3210 Resha Lane, Nashville, TN 37218
(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/our hands this 11th day of January, 2016.

X _____ X _____

Michelle Monique Mathews Tim Mathews

See California Acknowledgment Attached

SA 1-11-16

State of California
County of _____

Personally appeared before me Michelle Monique Mathews and Tim Mathews, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of January, 2016.

_____
Notary Public
My Commission Expires: _____

File No.: 151342

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF San Diego)

On January 11, 2016 before me, Shawn Austin, Notary Public
(*Date*) (*Here Insert Name and Title of the Officer*)

personally appeared Michelle Monique and Tim Mathews,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

SHAWN AUSTIN
Commission # 2064481
Notary Public - California
San Diego County
My Comm. Expires Apr 14, 2018

WITNESS my hand and official seal.

Shawn Austin
Signature of Notary Public (Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: NO DATE

Number of Pages: 2 Signer(s) Other Than Named Above: _____

Additional Information: _____