Davidson County DEEDWARR Recvd: 05/17/16 11:55 3 pgs Fees:18.00 Taxes:462.13 **20160517-0049140**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is 124,900.00 Affiant Subscribed and sworn to before me, this 12th day of May, 2016. Notary Public My commission expires: 9/12/17

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MARK B. LEEDOM

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Isaac D Albright **David P Albright**	**First Community Mortgage, Inc.**	**04314000900**
601 East Old Hickory Boulevard	262 Robert Rose Dr.	
Madison, TN 37115	MURFREESBORO, TN 37129	

FOR AND IN 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 ACKNOWLEDGE, WE,

Justin McCrory, unamrried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Isaac D Albright, an unmarried man and David P Albright, a married person

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 the southwest part of Lot No. 24 on the map of Miss R. R. Bixler Property, not of record.

According to a survey made by John Wilkes, civil engineer, November 1934, said part of said lot fronts 50 feet on the north side of Old Hickory Boulevard and runs back between lines, 150 feet on the east line and 140 feet on the west line along the east margin of Hankins Street to a dead line in the rear on which it measures 51 feet.

Being the same property conveyed to Justin McCrory from William T. Buchanan and wife, Ola B. Buchanan by Warranty Deed dated December 24, 2014 of record in Instrument No. 20141230-0118708, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William T. Buchanan and wife, Ola B. Buchanan from C.E. Garner and wife, Lillian Garner by Installment Deed dated June 29, 1955 of record in Book 2438, page 335, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 601 East Old Hickory Boulevard, Madison, TN 37115.

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 in 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 hand(s) this 12th day of May, 2016.

Justin McCrory

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Justin McCrory, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2016.

Notary Public

My Commission Expires: 9/11/17

STATE OF TENNESSEE NOTARY PUBLIC
MARK B. LEEDOM COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-19

Notary' Seal (if on paper)

