BILL GARRETT, Davidson County
Trans:T20160043700 DEEDWARR
Recvd: 05/24/16 15:18 3 pgs
Fees:18.00 Taxes:314.50

20160524-0052179

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 07/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albransco, LLC	Albransco, LLC	071-12-O-324.00
(NAME)	(NAME)	
945 National Avenue	945 National Avenue	
(ADDRESS)	(ADDRESS)	
Lexington, KY 40502	Lexington, KY 40502	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James C. Slemp and Doris L. Shockley as Trustees of the James C. Slemp and Doris L. Shockley 2010 Revocable Trust** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Albransco, LLC a Kentucky limited liability company**, hereinafter called the GRANTEE(S), its successors and/or 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 all of Lot 36 on the Plan of Joywood Subdivision, of record in Plat Book 974, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James C. Slemp and Doris L. Shockley, as Trustees of the James C. Slemp and Doris L. Shockley 2010 Revocable Trust by Quit Claim Deed from James C. Slemp and Doris L. Shockley, dated 12/06/2010, recorded 05/27/2011 of record in Instrument Number 20110527-0040786; and also being the same property conveyed to James C. Slemp and Doris L. Shockley, husband and wife by Warranty Deed from Chris Humphries, a married man, dated 06/14/2002, recorded 06/25/2002 of record in Instrument Number 20020625-0075983, in the Register's Office for Davidson County, Tennessee.

Rights or claims of parties in possession not shown by the public records. Easements, or claims of easements, not shown by the public records. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. Restrictions upon the use of the premises not appearing in the chain of title to the land. Taxes for 2016 and subsequent years, a lien not yet due and payable.

Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1526 Jones Avenue, Nashville, TN 37207
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 18 day of May, 2016.

JAMES C. SLEMP AND DORIS L. SHOCKLEY AS
TRUSTEES OF THE JAMES C. SLEMP AND DORIS L.
SHOCKLEY 2010 REVOCABLE TRUST

James C. Slemp

~~James C. Slemp, Trustee~~

~~Doris L. Shockley, Trustee~~

State of CALIFORNIA
County of _____ (see attached)

Personally appeared before me, a notary public in and for the state and county aforementioned, James C. Slemp and Doris L. Shockley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Trustees of James C. Slemp and Doris L. Shockley as Trustees of the James C. Slemp and Doris L. Shockley 2010 Revocable Trust and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by themselves as Trustees.

WITNESS my hand and seal this _____ day of _____, _____.

_____
Notary Public _____
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

See Attached California All-Purpose Acknowledgement

ACKNOWLEDGMENT

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 Yolo)

On May 18, 2016 before me, Avisha Chandra, Notary Public
(insert name and title of the officer)

personally appeared James C. Slemp and Doris L. Shockley,
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.

AVISHA CHANDRA
COMM. #2028983
NOTARY PUBLIC-CALIFORNIA
SOLANO COUNTY
My Comm. Expires JUN. 14, 2017

WITNESS my hand and official seal.

Signature Chandra (Seal)