THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 18-1174

Map-Parcel No. 009 00 0 185.00

Bill Garrett Davidson County
Batch# 66520 DEEDWARR
03/08/2018 10:32:18 AM 2 pgs
Fees: $13.00 Taxes: $1,470.75
20180308-0021875

Property Address:
8004 Greenbrier Rd, Joelton, TN 37080

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

WARRANTY DEED

Send Tax Statements To:
new owner

Grantees' Name, Address:
CHRISTOPHER ALBANESE
KATHLEEN PORTER
8004 Greenbrier Rd.
Joelton, TN 37080

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ALBERT G. GORE and wife, WANDA E. GORE**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **CHRISTOPHER ALBANESE and KATHLEEN PORTER, husband and wife,** hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the southerly part of the John T. Parker and William B. Parker property situated on Greenbrier (also known as Greenbriar) Road in Davidson County, Tennessee, and recorded in Deed Book 6473, page 37, said Register's Office, described as follows:

Beginning at a concrete monument in the easterly margin of Greenbrier (a/k/a Greenbriar) Road, said point being the southwesterly corner of the John T. Parker and William B. Parker property as described in Deed Book 6473, page 37, said Register's Office; thence South 84 deg. 52' 49" West, a distance of 1084.7 feet; thence North 47 deg. 38' 47" East, a distance of 328.13 feet; thence North 87 deg. 38' 47" East, a distance of 328.13 feet; thence North 87 deg. 38' 23" West, a distance of 1478.83 feet to a point in the easterly margin of Greenbrier (a/k/a Greenbriar) Road; thence along Greenbrier (a/k/a Greenbriar) Road, South 31 deg. 15' East, a distance of 160.00 feet; thence South 16 deg. 30' West a distance of 252.37 feet to the point of beginning and containing 8.75 acres, more or less.

BEING the same property conveyed to ALBERT G. GORE AND WIFE, WANDA E. GORE from DEVERY T. MOSES AND WIFE, NANCY J. MOSES, by deed dated July 25, 1994, and recorded on July 26, 1994 of record in Book 9418, page 17, Register's Office for Davidson, Tennessee.

This is property known as 8004 GREENBRIER RD, Joelton, TN 37080.

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

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2018 Davidson County property taxes are a lien not yet due and payable.

2. The flow and overflow of those creeks running along or through the subject property, and the rights of others to the waters of said creek.

3. Easement for Subsurface Disposal System as contained in Book 7376, page 358, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 5th day of March, 2018.

ALBERT G. GORE

WANDA E. GORE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **ALBERT G. GORE and WANDA E. GORE**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 5th day of March, 2018.

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-01-20

STATE OF TENNESSEE
COUNTY OF Davidson

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$397,500.00.**

Affiant

SWORN TO and subscribed before me on this 5th day of March, 2018.

Notary Public

My Commission expires: _____

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019