WARRANTY DEED

Bill Garrett
Batch# 98187
05/30/2018 11:40:25 AM
Fees: $13.00 Taxes: $499.50

Davidson County
DEEDWARR
2 pgs

20180530-0051430

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

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	New Owner	069-16-O-110.00
(NAME)	(NAME)	
1800 Elizabeth Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, we, **Cathlyn K. Samuel n/k/a Cathlyn K. Smith and Marvin Antonio Smith, wife and husband**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **ALBRANSCO, LLC**, 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 the Northeasterly part of Lot 16 on the Map of Ashton's Subdivision of the L.M. Lewis Farm, of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southeasterly margin of Elizabeth Avenue at the corner of Lots No. 16 and 24; thence with the line between said two lots Southeastwardly 107 feet to the Northwesterly corner of Lot No. 17; thence with the line between lots Nos. 16 and 17, Southwestwardly 60 feet; thence Northwestwardly 107 feet, more or less, to a point in the Southeasterly margin of Elizabeth Avenue, being 120 feet Northeast of the Northeasterly margin of Old Hydes Ferry Pike; thence with the Southeasterly margin of Elizabeth Avenue, Northeastwardly 80 feet to the beginning.

Being the same property conveyed to Cathlyn K. Samuel, an unmarried woman by Warranty Deed from Margaret Campbelle-Holman and husband, D. Eugene Holman, dated May 11, 2005 and recorded May 19, 2005 of record in Instrument No. 20050519-0056616, in the Register's Office for Davidson County, Tennessee. The said Cathlyn K. Samuel having since married and is now known as Cathlyn K. Smith. Marvin Antonio Smith joins in this conveyance to convey any and all rights he may have in this property.

All matters shown on the plat of record in Book 421, Page 19, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 1800 Elizabeth Road, 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 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 24th day of May, 2018.

Cathlyn K. Smith

Marvin Antonio Smith

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cathlyn K. Smith and Marvin Antonio Smith the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of May, 2018.

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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