Bill Garrett Davidson County
Batch# 99813 DEEDWARR
06/04/2018 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20180604-0052978

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0959

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of May, 2018

Notary Public
Commission Expires: 1/13/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Colton McCrea Albright 709 Harpeth Parkway West Nashville, TN 37221-3505		142-14-0-026.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Ruby L. Burns and husband, Tom G. Burns

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Colton McCrea Albright and Tonya Albright

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 Lot No. 41 on the Plan of Section 1, Harpeth Valley Park of record in Book 3600, Page(s) 93 and 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning in the Westerly margin of Harpeth Parkway West, at the corner of Lot Nos. 40 and 41; thence in a Northerly direction with a curve, 77.7 feet to a monument in the margin of said Parkway; continuing Northwesterly 57.7 feet to another monument; thence with a curve in a Westerly direction 38.30 feet to a monument in the Southeasterly margin of Harpeth Bend Drive; continuing along the margin of said Drive in a Southwesterly direction 128.1 feet to a monument; thence in a Southeasterly direction along the rear of said Lot, 133 feet to a monument at the rear corner of Lots 40 and 41; thence Northeasterly with the line of said Lots, 117.8 feet to the beginning.

Being the same property conveyed to Kurt Heber and wife, Jean Heber by Warranty deed from E. Cordell Maynard and wife, Stella M. Maynard of record in Book 5970, page 685, Register's Office for Davidson County, Tennessee, dated November 29, 1982 and recorded on November 30, 1982.

Being the same property conveyed to James C. Vince Trustee by Quitclaim Deed from Kurt Heber and wife, Jean Heber, and Kurt Heber, Executor for the Estate of Jena Heber of record in Book 8388, page 536, Register's Office for Davidson County, Tennessee, dated June 27, 1991 and recorded on July 13, 1997 and within the same deed the said James C. Vince, Trustee conveyed his interest in the subject property to Rudy L. Burns and husband, Tom G. Burns.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 709 Harpeth Parkway West, Nashville, TN 37221-3505.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of May, 2018.

Ruby L. Burns

Ruby L. Burns

Tom G. Burns

Tom G. Burns

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Ruby L. Burns and husband, Tom G. Burns

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 and official seal at Nashville, Tennessee this 18th day of May, 2018.

Notary Public

My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I; MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY