THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315494** Bill Garrett Davidson County Batch# 103143 **DEEDWARR** 06/11/2018 02:54:35 PM 2 pgs Fees: $13.00 Taxes: $5,476.00 20180611-0055973	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,480,000.00. Affiant Subscribed and sworn to before me, this 8th day of June, 2018. Notary Public My Commission Expires: WILLIAM T. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Justin D. Albright 3610 Hampton Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-05-0-052.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aaron P. Sullivan and Janelle M. Sullivan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin D. Albright and Rachel B. Albright, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Henry Sperry Subdivision of record in Book 974, Page 21, Register's Office for said County.

Said Lot No. 28 fronts 100 feet on the Northerly side of Hampton Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed by Warranty Deed from Todd R. Kelley, unmarried to Aaron P. Sullivan, and Janelle M. Sullivan, husband and wife, as recorded on the 18th day of May, 2016 in Instrument No. 20160518-0049497; Quitclaim Deed from Christie Coleman Kelley to Todd Russell Kelley, as recorded on the 15th day of December, 2010 in Instrument No. 20101215-0099855 and Warranty Deed from Samuel K. Crocker and Katherine S. Crocker to Todd R. Kelley, as recorded on the 2nd day of December, 1998 in Deed Book 11232, Page 289, in the Register's Office of Davidson County, Tennessee.

The execution of this instrument is affected by the signature of Aaron P. Sullivan as Attorney-in-fact for Janelle M. Sullivan which Power of Attorney is recorded in Instrument No. 20180611-0055972, Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HENRY SPERRY SUBDIVISION, as recorded in Plat Book 974, Page(s) 21.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1021, Page 652.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3956, Page 894.

This is improved property located at 3610 Hampton Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2018.

Aaron P. Sullivan

Janelle M. Sullivan by Aaron P. Sullivan as Attorney-in-fact Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron P. Sullivan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2018.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. Aaron P. Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Janelle M. Sullivan and that he is authorized by Janelle M. Sullivan to execute this instrument on their behalf.

Witness my hand, at office, this 8th day of June, 2018.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018