WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2018. Notary Public MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)
M-HF-18-1013	

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Albransco, LLC	**New Owner**	
(NAME) **817 Winchester Rd Suite #130**	(NAME) **817 Winchester Rd Suite #130**	**052-07-0-085.00**
(ADDRESS) **Lexington, KY 40505**	(ADDRESS) **Lexington, KY 40505**	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLYN D. WITHERSPOON AND HUSBAND, TYRONE M. WITHERSPOON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ALBRANSCO, LLC,** hereinafter called the Grantee, its heirs, successors and assigns, that 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. 56 on the Plan of Madison Heights, Section II, Part IV, of record in Plat Book 2133, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carolyn Witherspoon and husband, Tyrone Witherspoon by Warranty Deed from James H. Hedgepath, of record in Instrument No. 20041005-0119960, Register's Office for Davidson County, Tennessee, dated September 24, 2004 and recorded on October 05, 2004.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 2133, Page 106, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2241, Page 209 and Book 2291, page 399, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6137, Page 829, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1013 Jasperson Drive, Madison, Tennessee 37115**.

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), their heirs and 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), their heirs and 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.

Bill Garrett Davidson County
Batch# 122415 **DEEDWARR**
07/30/2018 03:29:22 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20180730-0074269

Witness our hands this the 25th DAY OF JULY, 2018.

Carolyn D. Witherspoon

Carolyn D. Witherspoon

Tyrone M. Witherspoon

Tyrone M. Witherspoon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN D. WITHERSPOON, the within named bargainor, 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.

Witness my hand and official seal, this the 25th of July, 2018.

Notary Public
My Commission Expires: 6/20/21
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYRONE M. WITHERSPOON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2018.

Notary Public
My Commission Expires: 6/20/21
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212