Bill Garrett Davidson County
Batch# 126309 DEEDWARR
08/08/2018 09:56:09 AM 2 pgs
Fees: $13.00 Taxes: $1,470.75

20180808-0077927

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,500.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth A. Bukis, a single woman	Quicken Loans, Inc. (NAME)	
8004 Greenbrier Road (ADDRESS)	1050 Woodard Avenue (ADDRESS)	009-00-0-185.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Detroit, MI 48226 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ~~Christopher~~ Albanese and Kathleen Porter, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Elizabeth A. Bukis, a single woman, hereinafter called the Grantees, their heirs 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 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 33, 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 33, 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; THEN 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 CHRISTOPHER ALBANESE AND KATHLEEN PORTER, BY WARRANTY DEED, FROM ALBERT G. GORE AND WIFE, WANDA E. GORE, OF RECORD IN INSTRUMENT NO. 20180308-0021875, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8004 Greenbrier Road, Joelton, TN 37080
(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 GRANTEES, their heirs and assigns forever; and we do 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 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/our hand(s) this 6th day of August, 2018.

WARRANTY DEED
(Continued)

Christopher Albanese

Kathleen Porter

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Albanese and Kathleen Porter, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of August, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072