WARRANTY DEED

Return to:
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2018.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-5-19

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 135169 DEEDWARR
08/30/2018 10:40:23 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20180830-0086034

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel M. Albright and Roxanna Albright	Same as New Owners	02500018800
(NAME)	(NAME)	
1253 Hitt Lane		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DONALD E. WALL AND WIFE, MARGARET A. WALL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL M. ALBRIGHT AND ROXANNA ALBRIGHT, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEE, HIS 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, and identified and described as Tract No. I on a survey by Ray G. Cole, Land Surveyor, dated September 22, 1995, Job. No 95-1445, and described as follows: BEGINNING at an iron pin set in the southerly margin, 25.0 feet from the center line of Hitt Lane, the most northeast corner of this tract, and being a corner to Alton K. Lowder (Deed Book 4256, Page 249, and Book 4366, Page 86, both in the Register's Office for Davidson County, Tennessee, "RODC,TN")), thence leaving said Hitt Lane, and with the line of said Lowder as follows: S. 01 degrees 59 minutes 09 seconds E. 471.08 feet to a corner post; thence N. 81 degrees 55 minutes 13 seconds W. 98.76 feet to an iron pin (found); thence S. 00 degrees 00 minutes 46 seconds , E. 288.53 feet to a corner post in the line of Theresa Ann Jester (Deed Book 7346, Page 570, "RODC,TN"); thence with said Jester, for a ways and then Echo Hills Properties (Deed Book 8133, Page 263 "RODC, TN"): N. 82 degrees 04 minutes 00 seconds, W. 504.25 feet to an iron pin set, corner to Echo Hills Properties, and in the line of D. R. Hasty (Deed Book 2154, Page 187, "RODC, TN"); thence with the line of said Hasty, N. 06 deg. 43 minutes 03 seconds, E. 303.17 feet to an iron pin set, corner of said Hasty, and a corner to Tract No.. 2 of said Ray Cole Survey, referenced above; thence with said Tract No. 2 for the next four calls:. N. 83 deg. 25 minutes 03 seconds E. 272.39 feet to an iron pin set; thence N 02 deg. 35 minutes 01 second E. 279.59 feet to an iron pin set; thence S. 87 deg. 24 minutes. 59 seconds E. 140.00 feet to an iron pin set; thence N. 28 deg. 01 minute 14 seconds E. 120.86 feet to an iron pin set in the margin of said Hitt Lane; thence with the said Hitt Lane and a curve to the left having a delta angle of 13 deg. 36 minutes 38 seconds, a radius of 315.73 feet, an arc length of 75.00 feet and a chord of S. 61 degrees 07 minutes 20 seconds E 74.82 feet to the beginning, containing 6.17 acres, more or less.

Being the same property conveyed to Donald E. Wall and wife, Margaret A. Wall by Installment Deed from Dimple M. Miller, which Installment Deed is dated November 13, 1995 and recorded in Book 9860, Page 504, Register's Office for Davidson County, Tennessee, County, Tennessee LESS AND EXCEPT THAT PORTION OF ABOVE PROPERTY NOW INCLUDED IN LOT NO. 7 ON THE FINAL PLAT OF WALL SUBDIVISION, AN AMENDMENT TO THE RESUBDIVISION OF LOTS 6 AND 7, SECTION ONE, PART ONE, SOLITUDE ACRES (Plat Book 11190, Page 78) WHICH AMENDMENT IS RECORDED AS INSTRUMENT NO. 20061018-0129327, SAID REGISTER'S OFFICE . Lot No. 7 on said Wall Subdivision having since been conveyed to JOSEPH TODD NEAL AND WIFE, MELINDA W. NEAL FROM DONALD E. WALL AND WIFE, MARGARET A. WALL BY QUITCLAIM DEED OF RECORD AS INSTRUMENT NO. 20070222-0022390, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES (CITY AND COUNTY) FOR THE CALENDAR YEAR 2018 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL OTHER MATTERS SET FORTH ON THE PLATS A RECORDED IN BOOK 3700, PAGE 48; BOOK 11190, PAGE 78 AND INSTRUMENT NO. 20061018-0129327, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF HITT LANE; FURTHER SUBJECT TO NOTICE AND RESTRICTIVE COVENANTS SET FORTH IN DEED OF RECORD IN BOOK 9860, PAGE 504, SAID REGISTERS OFFICE; FURTHER SUBJECT TO DEDICATION OF EASEMENT FOR SANITARY SEWER TO CITY OF GOODLETTSVILLE OF RECORD IN BOOK 7695, PAGE 656, SAID REGISTER'S OFFICE AND SUBJECT TO EASEMENTS THAT MAY BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☑

This is improved ☐ property, known as 0 Hitt Lane, Goodlettsville, TN

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this 28th day of August, 2018.

Donald E. Wall

Margaret A. Wall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

*wife,

On this 28th day of August, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald E. Wall and Margaret A. Wall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
July 05, 2021

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115