Address New Owner:	Map-Parcel Number	Send Tax Bills To:
Albransco, LLC 817 Winchester Road Suite 130 Lexington, KY 40505	034-13-0-146.00	Albransco, LLC 817 Winchester Road Suite 130 Lexington, KY 40505
This instrument prepared by: Rudy Title and Escrow, LLC, 2012 21st Ave. S., Nashville, TN 37212		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CHARLES VINCENT KIESSER, JR.**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **ALBRANSCO, LLC** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 12, Block C on the Plan of East Lawn Subdivision of record in Plat Book 547, Page 153 and 154, 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 Kenneth W. Kiesser by Cash Deed for Tennessee from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of record in Book 7288, page 581, Register's Office for Davidson County, Tennessee, dated June 29, 1987 and recorded on July 6, 1987.

The said Kenneth W. Keisser having since died on May 4, 2018, his Estate having been probated in Case No. 18P1009, Seventh Circuit Court for Davidson County, Tennessee Probate Division, IN WHICH SUBJECT PROPERTY WAS DEVISED TO CHARLES VINCENT KIESSER, JR.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Taxes for the year 2018, a lien not yet due and payable.
2) All matters shown on the Plan of record in Plat Book 547, Page 153 and 154, Register's Office for Davidson County, Tennessee.
3) Restrictions of record in Book 981, Page 346, in the Register's Office for Davidson County, Tennessee.
4) Any and all existing easements and restrictions as shown of record not stated herein.

Karen Y Johnson Davidson County
Batch# 137355 DEEDWARRSP
09/05/2018 03:11:16 PM 2 pgs
Fees: $13.00 Taxes: $351.50

20180905-0088017

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me this 24th day of August, 2018

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

Notary Public
My Commission Expires: 7/6/20

This is improved property located at **114 McKinley Street, Madison, TN 37115.**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 24th day of August, 2018.

Charles Vincent Kiesser, Jr. by [illegible], Attorney - in-fact
Charles Vincent Kiesser, Jr. by Laura Mitchell, 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, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES VINCENT KIESSER, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES VINCENT KIESSER, JR..

Witness my hand and official seal, this the ~~21st~~ 24th of August, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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