WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155925 DEEDWARR
11/01/2018 04:09:13 PM 2 pgs
Fees: $13.00 Taxes: $392.20

20181101-0108555

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/6/20

(AFFIX SEAL)

W-HFR-18-527

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, Ste 130**	(NAME)	**042-08-0-102.00**
(ADDRESS) **Lexington, KY 40505**	(ADDRESS)	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICTORIA L. BURTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALBRANSCO, LLC, A KENTUCKY LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their 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. 17-B of the Plan of Zone Lot Division of Lots 1 thru 10, 15 thru 24 and 51 thru 60, Heritage Place, of record in Plat Book 6250, Page 632, amending Plat Book 5200, Page 628, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Victoria L. Burton, an unmarried person by Warranty Deed from Raymond Pope, an unmarried person, of record in Instrument No. 200008210082230, Register's Office for Davidson County, Tennessee, dated July 31, 2000 and recorded on August 21, 2000.

The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 628 and Plat Book 6250, Page 632, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 6148, Page 537, in the Register's Office for Davidson County, Tennessee.
- Deed of Dedication for water mains to Madison Suburban Utility District of record in Book 7379, Page 661, 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: **527 Amquiwood Court, 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.

Witness my/our hand(s) this the 26th DAY OF OCTOBER, 2018.

Victoria L. Burton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTORIA L. BURTON, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of October, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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