**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0356

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of March, 2019

Notary Public

Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

Karen Johnson Davidson County
Batch# 208806 DEEDWARR
03/22/2019 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20190322-0026420

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| William B. Albritton and Avery P. Albritton<br>209 46th Avenue North<br>Nashville, TN 37209 | ~~New Owner~~<br>Community Mortgage Corp.<br>142 Timber Creek Drive<br>Cordova, TN 38018 | 103-04-0J-001.00-CO |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Neena B. Westerbeck and Joshua Smith**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**William B. Albritton and Avery P. Albritton, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, THEIR 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, being Parcel "A" as shown on the Plan of West 46th Place Townhouses, as established by Master Deed of West 46th Place Townhouses, of record as Instrument number 20081222-0122012, Register' s Office for Davidson County, Tennessee. Reference is made to "EXHIBIT A" appended to the said Master Deed showing the placement of Parcel "A" and the Private Elements appurtenant to said Parcel "A". The By-Laws of West 46th Place Townhouses Homeowners Association is appended to the said Master Deed.

Being the same property conveyed to Neena B. Westerbeck by Warranty deed from Jeff Estepp, LLC of record in Instrument No. 20101001-0078496 Register's Office for Davidson County, Tennessee, dated September 30, 2010 and recorded on October 01, 2010.

Neena B. Westerbeck is married to Joshua Smith and Joshua Smith joins in this conveyance to convey any marital interest he may have on the property described herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **209 46th Avenue North, Nashville, TN 37209.**

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18 day of March, 2019.

Neena B. Westerbeck

Neena B. Westerbeck

Joshua Smith

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Neena B. Westerbeck and Joshua Smith**, 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 at this 18 day of March, 2019.

Notary Public
My Commission Expires: 1-18-20

(Notary Seal)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

**Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Highland View Subdivision of record in Book 1424, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot No. 70 fronts 70 feet on the northeasterly margin of Milton Drive, formerly Warrenton Place, and extends back 150 feet between parallel lines to a dead line in the rear measuring 70 feet thereon.**
**Being the same property conveyed to Penny E. Mitchell, unmarried by Warranty Deed from Terri L. Sorrell, Executrix of the Estate of Peggy A. Mitchell of record in Book 10345, Page 726, Register's Office for Davidson County, Tennessee, dated February 07, 1997 and recorded on February 10, 1997. (Value or consideration shown in aforementioned deed $70,000.00.) Being also known as 2412 Milton Drive, Nashville, Tennessee 37216.**

**Penny E. Mitchell is now married to James R. Ryman and is now known as Penny E. Ryman.**

**True Copy Certification**

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021