THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190419980** Karen Johnson Davidson County Batch# 226354 **DEEDWARR** 05/06/2019 10:53:03 AM 2 pgs Fees: $13.00 Taxes: $2,810.96 20190506-0042087	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $759,720.00. Affiant Subscribed and sworn to before me, this 2nd day of May, 2019. Notary Public My Commission Expires:

JONATHAN HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

WARRANTY DEED

Address New Owner: Katherine McDonald and Coleman Breland 3000 23rd Avenue South Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11702017400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin Albright and Rachel Ball Albright, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine McDonald, unmarried, and Coleman Breland, an unmarried man, as tenants with rights of survivorship,,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot 16, W. V. Davidson's Hillsboro Highlands, as shown on plat of record in Plat Book 843, Page 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Justin Albright and Rachel Ball Albright, husband and wife by Warranty Deed from A. Brandon Keane and Amanda Brooke Keane, husband and wife, recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067789, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. V. DAVIDSON'S HILLSBORO HIGHLANDS, as recorded in Plat Book 843, Page(s) 23.

This is improved property located at 3000 23rd Avenue South Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2019.

Justin Albright

Rachel Albright by: Attorney-in-fact
Rachel Ball Albright by Justin Albright as 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, Justin Albright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Rachel Ball Albright and that he is authorized by Rachel Ball Albright to execute this instrument on her behalf.

Witness my hand, at office, this 2nd day of May, 2019.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023