Name and Address of New Owner and
Send Tax Bills To:
BXSCI96 Realty Holdings, LLC
3965 52nd Street, Apt 6T
Woodside, NY 11377

Karen Johnson Davidson County
Batch# 280633 DEEDWARR
09/04/2019 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20190904-0089338

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 058-16-0-125

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Albransco, LLC, a Kentucky Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BXSCI96 Realty Holdings, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Haynes Park, Section 4-A, record in Plat Book 4860, Page 39, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Albransco, LLC by Quitclaim Deed from Rebuilt Realty, LLC dated August 19, 2019 and recorded August 19, 2019 as Instrument No. 2010819-0082900, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantee' s successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of August, 2019.

Albransco, LLC, a Kentucky Limited Liability Company

By: _____
Brandon Devlin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Misty M. Newcomb, of the state and county mentioned, personally appeared Brandon Devlin, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Member of Albransco, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville TN, this 30th day of August, 2019.

_____
Notary Signature

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

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bailey Wind
Affiant

Sworn to and subscribed before me this 30th day of August, 2019.

_____
Notary Public

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

True Copy Certification

I, Steve Berneman 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

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021