Name and Address of New Owner:
Albransco, LLC
817 Winchester Road
Lexington, KY 40505

Send Tax Bills To:
Albransco, LLC
817 Winchester Road
Lexington, KY 40505

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 042-12-0-081

Karen Johnson Davidson County
Batch# 299423 DEEDWARR
10/10/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20191010-0104139

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, **Travis Dillard**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Albransco, LLC, a Kentucky Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lot No. 4 on the Plan of Woodrose Subdivision, as of record in Plat Book 5800, Page 216, Register's Office for Davidson County, Tennessee, to which plan reference is made for am ore complete description.

Being the same property conveyed to Travis Dillard, by Warranty Deed from James Crow and wife, Marie Crow, dated March 23, 2016 of record in Instrument No. 20160331-0030378, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following.

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters as shown on the Plan of record in Plat Book 5800, Page 216, Register's Office for said County.

This is improved property known as: 411 Williams Avenue, Nashville, Tennessee 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, 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 8th day of October, 2019.

Travis Dillard (SEAL)
Travis Dillard

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 8th day of October, 2019, before me personally appeared Travis Dillard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of October, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Julie Coone
Notary Signature
My commission expires: 6-24-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Annette Williams
(Affiant)

Sworn to and subscribed before me this
8th day of October, 2019.

Julie Coone
Notary Public
My commission expires: 6-24-2023
File No. 2019-339

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY