Karen Johnson Davidson County
Batch# 373761 DEEDWARR
03/17/2020 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200317-0029627

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

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 072-05-0-102

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, **Carrie Taylor, unmarried**, "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:

Land in Davidson County, Tennessee, being Part of Lot No. 53 on the Map of Subdivision of Casper Zopfi's Place of record in Plat Book 332, Page 167, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northerly margin of Trinity Lane, as widened, 50 feet Easterly from the Northeast corner of said Trinity Lane, as widened, and Keeling Avenue, said point being in the Eastern boundary line of a part of Lot No. 53 conveyed to J. J. Barrow and wife, by deed from Sue Elizabeth Wheeler, Trustee, of record in Book 1284, Page 242, said Register's Office; thence with the Northerly margin of said Trinity Lane, as widened, Eastwardly 50 feet to a point; thence Northwardly 139 feet to a point in the Southern boundary line of Lot No. 7 on the Plan of Susie V. Demonbreun's Re-Subdivision of parts of Lots Nos. 51, 52 and 53 of the Casper Zopfi Place, not of record conveyed to Howard C. Grant and wife, by deed from Susie V. Demonbreun and husband, of record in Book 1578, Page 388, said Register's Office; thence with the Southern boundary line of said Lot No. 7, Westwardly 50 feet to the Northeast corner of said Barrow property; thence with the Eastern boundary line of said Barrow property, Southwardly 139 feet to the beginning.

Being the same property conveyed to Carrie Taylor, unmarried by Quitclaim Deed from Carrie M. Woodard NKA Carrie Taylor, unmarried, and Sean T. Woodard, unmarried dated August 30th 2019 and recorded September 9th 2019 of record in Instrument No. 20190909-0090483, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Carrie M. Taylor, an unmarried woman by Warranty deed from Lawrence J. Petty, a married man of record in Instrument No. 20060428-0048980 Register's Office for Davidson County, Tennessee, dated April 14th 2006 and recorded on April 28th 2006.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as 1025 East Trinity Lane, Nashville, TN 37216

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 16th day of March, 2020.

Carrie Taylor (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of March, 2020, before me personally appeared Carrie Taylor, 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 16th day of March, 2020.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11-8-21

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 $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of March, 2020.

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

Notary Public
My commission expires:_____
File No. 20-869

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