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

Karen Johnson Davidson County
Batch# 485199 DEEDWARR
09/29/2020 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,176.60
20200929-0112072

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

Map & Parcel No: 083-12-0-044.00

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, **Elizabeth M. Felton, a widow**, "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 Lot No. 1 on the Plan of Resubdivision of Lot 147, Eastland Acres, Section 2 of record in Plat Book 3842, Page 208, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph J. Felton and wife Elizabeth M. Felton by Warranty deed from Harold L. ECK and wife Lucile W. ECK of record in Book 7908, page 523, Register's Office for Davidson County, Tennessee, dated July 27, 1989 and recorded on August 07, 1989.

The said Joseph J. Felton having since died on May 12, 2004.

Being also known as 2425 Brittany Drive, Nashville, Tennessee 37206.

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 28th day of September, 2020.

Elizabeth M. Felton by Patrick Felton,
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2020, before me personally appeared Patrick Felton, attorney-in-fact for Elizabeth M. Felton, 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 this 28th day of September, 2020.

Notary Signature
My commission expires:

My Commission Expires
March 23, 2021

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202009290112072

AFFIDAVIT OF VALUE

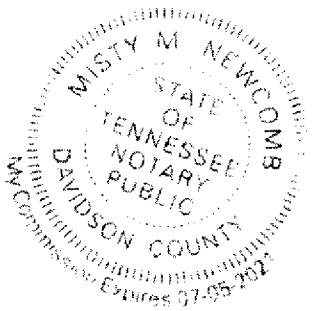
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $318,000.00, 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 28th day of September, 2020.

Notary Public



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 Mounggey 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