WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/03 09:05 2pgs
Fees:13.00 Taxes:825.10
20030422-0052677

MIGNON SMELSER NOTARY PUBLIC AT LARGE My Commission Expires Nov. 27, 2004 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles J. Allen IV	USAA Federal Savings Bank	83-6-244
(NAME)	(NAME)	
708 Setliff Place	10750 McDermott Freeway	23W15900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio, TX 78288-0558	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Micheal Klamann and wife, Patricia Slade, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles J. Allen IV, an unmarried person and Nancy S. Allen, an unmarried person, as tenants in common with the right of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19, Olivia W. Sharpe's Addition to Nashville, as recorded in Book 332, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Michael Klamann and wife, Patricia Slade by deed from Michael J. Goodrich, an unmarried person, of record in Instrument # 200005020043740, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 708 Setliff Place, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of April, 2003.

4.14.03
Micheal Klamann

4/14/03
Patricia Slade

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Micheal Klamann and wife, Patricia Slade, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 14th day of April, 2003.

Commission expires:

11/27/04

MIGNON SMELSER NOTARY PUBLIC AT LARGE My Commission Expires Nov. 27, 2004 DAVIDSON CO., TENNESSEE

Notary Public