24-1463

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/12/04 10:59 2pgs
Fees:13.00 Taxes:240.50
20041112-0136179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: . MY COMMISSION EXPIRES OCTOBER 21, 2007

(AFFIX SEAL)

SHERRY GIBSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert R. Pechan	American Home Mortgage	Map 60-16
(NAME)	(NAME)	
2714 Brunswick Drive	520 Broadhollow Rd	Parcel 75
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Melville NY. 11747	
(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, **Rita Allen a/k/a Rita C. Allen, as to 2/3 undivided interest and Mark J. Allen, as to 1/3 undivided interest,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albert R. Pechan, an unmarried man**, 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 32 and the southwesterly part of Lot No. 33 of Capitol View Subdivision, of record in Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 75 feet on the southerly side of Brunswick Drive and runs back between parallel lines 198 feet to a two foot reserved strip.

Said part of Lot No. 33 is described as follows: BEGINNING at a point in the dividing line between Lots Nos. 32 and 33, said point being 163 feet south of the southerly margin of Brunswick Drive; thence with the line between said Lots Nos. 32 and 33, southwardly 35 feet to the northerly margin of a two-foot reserved strip; thence with same eastwardly five feet; thence northwardly and parallel with the line between said Lots Nos. 32 and 33, 35 feet; thence westwardly 5 feet to the beginning.

BEING the same property conveyed to David A. Allen, Rita Allen, and Mark J. Allen, as to a 1/3 undivided interest each, as joint tenants with right of survivorship, by deed from Bertha Marlene Burnett, David Brian Tomlinson and Carl Anthony Tomlinson, devisees of the Will of Hethie Gordon Tomlinson, of record in Book 8809, Page 305, Register's Office for Davidson County, Tennessee. David A. Allen having since conveyed his 1/3 undivided interest to Rita C. Allen, by Quitclaim Deed of record in Book 11431, Page 653, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2714 Brunswick Drive, Nashville, TN 37207**
(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 5th day of November, 2004.

Rita C. Allen

Mark J. Allen

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RITA ALLEN a/k/a RITA C. ALLEN and MARK J. ALLEN**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 5th day of November, 2004.

Notary Public

My Commission Expires: 9/24/05

KATHY J. BYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kathy J. Byers
My Commission Expires
September 24, 2005
STATE OF TENNESSEE