WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/05 10:22 2 pgs
Fees:13.00 Taxes:500.61

20051026-0129163

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Christopher G. Allen	Suntrust Mortgage, Inc.	83-08-220
(NAME) 2709 Eastland Avenue	(NAME) P. O. Box 57028	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Irvine, CA 92619-7028	
(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,

Gleneva Warren, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher G. Allen,

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. 18 on the Plan of Rosewood Heights, Section VI, First Addition, as of record in Book 2330, Page 172, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being same property conveyed to Nell Clarice Warren and Gleneva Warren by deed from S. Briggs Burkhalter and wife, Jean E. Burkhalter of record in Book 2996, Page 417, Register's Office for Davidson County, Tennessee. The said Nell Clarice Warren having since died. Pursuant to the Last Will and Testament of Nell Clarice Warren, Docket No. 99P-1067, Probate Court for Davidson County, Tennessee, said property was conveyed to Gleneva Warren by Quitclaim Deed from Carol Foreit McClanahan, Personal Representative of the Estate of Nell Clarice Warren dated June 22, 2000 of record in Instrument No. 200006230062609, Register's Office for Davidson County, Tennessee

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2709 Eastland Avenue, 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 my hand this 20th day of October, 2005.

Gleneva Warren by Carol McClanahan Attorney In Fact

Gleneva Warren, by Carol McClanahan Attorney In Fact

Attorney's Right

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 20th day of October, 2005, Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Carol McClanahan known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Gleneva Warren, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Gleneva Warren.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of October 2005.

Commission expires: 5-27-07

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Sharon L. Riney
Notary Public