WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/07 12:10 2 pgs
Fees:13.00 Taxes:521.70
20070502-0052446



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BOX 13
13093

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca L. Miley	Countrywide Home Loans	13615oB16600CO
(NAME)	(NAME)	
3401 Anderson Road #101	3011 Armory Drive, Stuie 120	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tn 37204	
(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, Judy C. Allen and husband, Perry Allen and Sherry Robinson and husband, Robert Robinson and Mark Allen, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca L. Miley, unmarried, 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 Unit No. 101 as shown on the Plan of Smith Springs Townhomes, Phase 3, of record as Instrument No. 20040319-0031383, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Judy C. Allen and husband, Perry Allen, by deed of record in Instrument No. 20050201-0011372, Register's Office for Davidson County, Tennessee.
AND ALSO
Being the same property conveyed to Mark Allen, unmarried, a one-quarter undivided interest, and unto Sherry Robinson, married, a one-quarter undivided interests, as tenants in common in their one-quarter interests each, by deed of record in Instrument No. 20050201-0011374, Register's Office for Davidson County, Tennessee.

Robert Robinson joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Robert Robinson by Sherry Robinson as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070502005 2445, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3401 Anderson Road # 101, Antioch, TN 37013

(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 18th day of April, 2007.

Robert Robinson by Sherry Robinson, his attorney in fact

Sherry Robinson

Judy C. Allen

Mark Allen

Perry Allen

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 Judy C. Allen, Perry Allen, Mark Allen, Sherry Robinson 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 purpose therein contained.

On this the 18th day of April, 2007, before me personally appeared Sherry Robinson, the person who executed the foregoing instrument on behalf of Robert Robinson and who acknowledged that she executed the same as the free act and deed of the said Robert Robinson, through Power of Attorney granted he by the said Robert Robinson.

Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2007.

Commission expires:

Notary Public

LaTricia McAdoo
Notary Public
My Comm. Exp.
03/20/2010
State of
TENNESSEE
Davidson County