Davidson County DEEDWARR
Recvd: 09/07/07 13:38 2 pgs
Fees:13.00 Taxes:932.40

20070907-0107708

THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $252,000.00. Affiant Subscribed and sworn to before me, this 6th day of September, 2007. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Address New Owner As Follows: Shannon Marie Matthews 811A Sylvan Nashville, TN 37206	Send Tax Bills To: Same	Map-Parcel Number: 0930400 5700 (Part of)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLEN CONSTRUCTION REMODELING AND HOME IMPROVEMENT CO., a Tennessee corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SHANNON MARIE MATTHEWS, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a certain parcel or tract of land in Davidson County, Tennessee, being described as follows to-wit:

Being Unit A, on the Plan of Sylvan Street Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Sylvan Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070817-0098599, Register's

Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Allen Construction Remodeling and Home Improvement Co., by deed from CMF Development, LLC, of record as Instrument No. 20060918-0115308, Register's Office for Davidson County, Tennessee.

The legal description was prepared from the Declaration of Covenants, Conditions and Restrictions for Sylvan Street Townhomes.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan as shown in document of record in Instrument No. 20070817-0098599, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Sylvan Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070817-0098599, Register's Office for Davidson County, Tennessee, including liens for annual assessments.

This is improved property known as 811A Sylvan, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our successors and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 6th day of September, 2007.

ALLEN CONSTRUCTION REMODELING AND HOME IMPROVEMENT CO.,
a Tennessee corporation

BY: _____
Corey Allen, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **COREY ALLEN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of September, 2007.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

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