Davidson County DEEDWARR
Recvd: 07/28/08 13:48 2 pgs
Fees:13.00 Taxes:947.20

20080728-0076901

WARRANTY DEED

B-SKOW-08-6516

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latham R. Allen	Fifth Third Mortgage Company	
6516 Chessington Drive	(NAME) P. O. Box 630170	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Cincinnati, OH 45263	155-8-C-14.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we PATRICIA A. SKOW, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LATHAM R. ALLEN AND JENNIFER T. ALLEN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 14, POPLAR CREEK ESTATES, PHASE TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 339 THRU 347, AMENDED IN PLAT BOOK 7900, PAGES 888 AND 889 AND INSTRUMENT NO. 20000303-0021393, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM TIMOTHY D. SKOW TO PATRICIA A. SKOW AS RECORDED ON THE 30TH DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050330-0034196 AND WARRANTY DEED FROM DANNY DALBY AND CHRISTY DALBY, BOTH UNMARRIED TO TIMOTHY D. SKOW, MARRIED AS RECORDED ON THE 20TH DAY OF DECEMBER, 2001 IN INSTRUMENT NO. 20011220-0140601, RE-RECORDED AT INSTRUMENT NO. 20020226-0024345, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD AS SHOWN ON THE PLAT OF PHASE TWO, POPLAR CREEK ESTATES, AS RECORDED IN PLAT BOOK 6900, PAGE(S) 339 THRU 347, AMENDED IN PLAT BOOK 7900, PAGES 888 AND 889 AND INSTRUMENT NO. 20000303-0021393; COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN RESTRICTIONS RECORDED IN BOOK 6662, PAGE 433 AND BOOK 6804, PAGE 536, AMENDED IN BOOK 6987, PAGE 966, BOOK 7964, PAGE 33 AND BOOK 9472, PAGE 824; CHARTER OF POPLAR CREEK ESTATES HOMEOWNERS ASSOCIATION RECORDED IN BOOK 7120, PAGE 125, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 6516 Chessington Drive. Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of July, 2008.

Patricia A. Skow

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, *~~PATRICIA~~* the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

* Patricia A. Skow

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903