but could not be reproduced.

Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Bill Garrett
Davidson County Register of Deeds

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090037920 DEEDWARR
Recvd: 06/08/09 10:54 2 pgs
Fees:13.00 Taxes:577.20
20090608-0052874

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-17-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Tyler Allen and Danielle Colburn Allen	Sentrust Mtg Inc.	064160D05000CO
(NAME)	(NAME)	
1712 Stone Hollow Ct	1001 Semmes Ave.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, Matt Sears, a/k/a **Matthew Parker Sears**, a Widower hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steven T. Allen and Danielle C. Allen**, husband and wife hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to-wit:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 223, PLAN OF SECTION ONE, TRUXTON PARK, as shown on plat of record in Instrument No. 20001026-0106272, 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 to Matt Sears, a/k/a Matthew Parker Sears and wife, Angelina Diane Sears, by Warranty Deed from H. Eric Baumgartner and wife, Jennifer B. Baumgartner, recorded August 29, 2005 in Instrument No. 20050829-0103086, in the Register's Office, Davidson County, Tennessee. Angelina Diane Sears having since died.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1712 Stone Hollow Ct, Hermitage, TN 37076

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, has 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 3rd day of June, 2009.

Matthew Parker Sears
Matthew Parker Sears

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Matthew Parker Sears**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of June, 2009.

Notary Public

My commission expires: _____

TABATHA E. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
November 7, 2011