WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2009

Notary Public

MY COMMISSION EXPIRES: 11-29-2011

(AFFIX SEAL)

DARLENE EDWARDS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley Allen	Security Atlantic Mortgage Co.	172A-B-038.00
(NAME)	(NAME)	
3828 Dunbar Drive	499 Thornall Street 2nd Floor.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Edison, NJ 08837	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 09-0840

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, she/he/we, **Bennie J Wesley unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shirley Allen unmarried** , hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being Lot No. 26 on the Plan of Royal Garden Estates, Section I, as of record in Plat Book 3700, page 29, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bennie J. Wesley by Warranty Deed dated October 10, 2003 and recorded as Instrument No. 20031027-0157940 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3828 Dunbar Drive, Nashville, TN 37207

(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, his/her heirs and assigns forever; and we do 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 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20090045384 DEEDWARR
Recvd: 07/07/09 09:52 2 pgs
Fees:13.00 Taxes:436.60
20090707-0063149

Witness our hands this 26th day of June, 2009.

Bennie J. Wesley 6/26/09

Bennie J. Wesley

STATE OF Texas

COUNTY OF Dallas

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

Witness my hand and official seal this 26th day of June, 2009.

Commission expires: 7/31/11

Notary Public

JASON CLARK
Notary Public, State of Texas
My Commission Expires
July 31, 2011