JANE GRAZER
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Please Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/25/10

(AFFIX SEAL)

WARRANTY DEED

~~THIS INSTRUMENT WAS PREPARED BY~~
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose R. Martinez	Same as new owner	150090A01000CO
(NAME)	(NAME)	
3356 Calais Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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,

DOUGLAS C. ALLEN, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSE R. MARTINEZ* AND ALICIA PAGAN,** *a married man **an unmarried woman

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:

Being Lot No. 164, Forest View Park, Section VII, of record in Plat Book 6900, Page 162, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Douglas C. Allen from Nancy K. Allen by Quit Claim Deed dated January 20, 1995 and recorded February 6, 1995 in Book 9589, Page 878, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas C. Allen and wife, Nancy K. Allen from Kenneth Thomas Jones and wife, Pamela O'Hara Jones by Warranty Deed dated March 31, 1989 and recorded April 5, 1989 in Book 7809, Page 890, Register's Office for Davidson County, Tennessee.

**Connie Allen joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of marriage to Douglas C. Allen.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3356 Calais Circle, 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.

BILL GARRETT, Davidson County
Trans: T20090078718 DEEDWARR
Recvd: 11/19/09 11:01 2 pgs
Fees: 13.00 Taxes: 469.90
20091119-0106541

Witness my/our hand(s) this 16th day of November, 2009.

Douglas C. Allen

Connie Allen

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas C. Allen the bargainor(s), 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 at on this 16th day of November, 2009

Commission expires: 11/30/09

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie Allen, the bargainor(s), 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 at on this 13th day of November, 2009

Commission expires: 3/12/2011

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Brenda R Lehman

Notary Public

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Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

This Instrument prepared by:

Huntly Gordon

Huntly S. Gordon, Esq.
5409 Maryland Way, Suite 130
Brentwood, TN 37027