**Return to: Box 10-B
Cohen & Cohen

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of December, 2010 Notary Public MY COMMISSION EXPIRES: 8/23/2011 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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
Dustin R Allen and Amy J Allen	Churchill Mortgage Corp.	136030C09300CO
(NAME) 3755 Colonial HeritageDrive	(NAME) 761 Old Hickory Blvd., Ste. 400	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Brentwood, TN 37027	
(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, **Steven Andrew Duffy and Wendy Kubly Duffy**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Amy J. Allen and Dustin R. Allen, wife and husband, 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:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section Two, Heritage Village of Priest Lake Park, of record in Book 5200, Page 106, Register's Office of said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Steven Andrew Duffy and wife, Wendy Kubly Duffy, by deed from John E. Morris and wife, Sandra G. Morris, dated 10/9/06 of record in Instrument No. 20061013-0127392, Register's Office of Davidson County, Tennessee.

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 3755 Colonial HeritageDrive, Nashville, TN 37217

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.

BILL GARRETT, Davidson County
Trans:T20100076041 DEEDWARR
Recvd: 12/02/10 13:15 2 pgs
Fees:13.00 Taxes:553.15
20101202-0096021

Witness our hands this 30 day of NOVEMBER, 2010

Steven Andrew Duffy

Wendy Kubly Duffy

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned authority, **Steven Andrew Duffy and Wendy Kubly Duffy**, 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 30th day of NOV, 2010

Dina Marie Chavez
Notary Public

My commission expires: jan 14, 2014

TINA MARIE CHAVEZ
Notary Public, State of Texas
My Commission Expires
January 14, 2014

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned authority, Wendy Kubly Duffy, 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 30th day of NOV, 2010

Dina Marie Chavez
Notary Public

My commission expires: jan 14, 2014

TINA MARIE CHAVEZ
Notary Public, State of Texas
My Commission Expires
January 14, 2014