Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0226H

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$226,000.00**

Affiant

Davidson County	DEEDWARR
Recvd: 02/01/11 08:57	3 pgs
Fees:18.00 Taxes:836.20	
20110201-0008726	

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of January, 2011

Notary Public
Commission Expires:

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 3, 2012

ADDRESS OF NEW OWNER:
Bridget L. Allen
444 Landings Way
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Wells Fargo Bank
12854 Kenan Drive, 2nd Floor
Jacksonville, FL 32258-7400

MAP & PARCEL
087-02-0A-045.00

WARRANTY DEED

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, WE,

Mitch Chalos and wife, Kim Chalos,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bridget L. Allen , a single person

HEREINAFTER CALLED THE GRANTEE, HER 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 all of Lot No. 71, on the Final Plat Cobblestone Landing, Phase I, as shown on plat of record in Instrument Number 20050822-0099471, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mitch Chalos and Kim Chalos, husband and wife, by Warranty Deed dated July 14, 2006 from Drees Premier Homes, Inc., an Ohio Corporation, and filed of record in Instrument Number 20060719-0087106, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: County of Davidson Taxes for the year 2011 and all subsequent years; Declaration of Covenants, Conditions and Restrictions and Easement in Instrument No. 20050827-0103476 and assignment of Declarant Rights of record in Instrument No. 20101005-0079535, and in Instrument No. 20101029-0086759; Subject to Stormwater detention agreement in Instrument No. 200311065-0163210; Subject to any and all matters on plan of record in Instrument No. 20050822-0099471; all in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 444 Landings Way Mt. Juliet TN 37122.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of January, 2011

Mitch Chalos

Mitch Chalos

Kim Chalos

Kim Chalos

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee this 27th day of January, 2011.

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
Commission Expires: 9.17.2011

CERTIFICATE OF AUTHENTICITY

I, Casey Keller, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Casey Keller

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey Keller, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 3, 2012