File No. 110103

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: 12/23/2014

(AFFIX SEAL)

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Wei and Chad Kelly	Linda Wei and Chad Kelly	83-6-244
(NAME) 708 Setliff Place	(NAME) 708 Setliff Place	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(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, WE, Charles J. Allen IV and wife, Nancy S. Allen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Wei and Chad Kelly, 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. 19, Olivia W. Sharpe's Addition to Nashville, as recorded in Book 332, Page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Charles J. Allen, IV, an unmarried person and Nancy S. Allen, an unmarried person by deed from Michael Klamann and wife, Patricia Slade, dated April 14, 2003 and recorded on April 22, 2003 in Instrument No: 20030422-0052677, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 708 Setliff Place, Nashville, TN 37206

(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:T20110016095 DEEDWARR
Recvd: 03/18/11 10:18 2 pgs
Fees:13.00 Taxes:1036.00
20110318-0021311

File No. 110103
Witness our hands this 11th day of March, 2011.

Charles J. Allen IV

Nancy S. Allen

State of ARIZONA
County of MARICOPA

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

Witness my hand and official seal this 4th day of March, 2011.

Commission expires:
October 10, 2011

CECILIA CAMPOS
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
October 10, 2011

Notary Public

State of ARIZONA
County of MARICOPA

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

Witness my hand and official seal this 4th day of March, 2011.

Notary Public
My Commission Expires:
October 10, 2011

CECILIA CAMPOS
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
October 10, 2011