Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shaherah F. Pardue 721 Wyntree North Hermitage, TN 37076	American Mortgage Service Co. 11503 Springfield Pike Cincinnati, Ohio 45246	075-16-0-A-063.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $199,500.00

Affiant

Subscribed and sworn to before me, this the 13th day of October, 2011.

Notary Public

My Commission Expires: 11-29-2011
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20110066981 DEEDWARR
Recvd: 10/26/11 10:40 2 pgs
Fees:13.00 Taxes:738.15
20111026-0083227

...HLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
...ERTSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Mark Allen, unmarried, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Shaherah F. Pardue, unmarried ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot(s) No. 42 as shown on the map entitled the Plan of Phase 2-A, Walden Woods, of record as Instrument No. 20000512-0048112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark Allen, an unmarried man, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws o the United States, dated August 20, 2008, of record in Instrument No. 20080822-0086738, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **721 Wyntree North, Hermitage, TN 37076**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he is lawfully seized in fee simple of the aforedescribed Real Estate; that he has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **13th** day of **October, 2011.**

GRANTOR

Mark Allen

STATE OF Nevada

COUNTY OF Clark

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mark Allen** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the ~~13th~~ 12th day of **October, 2011.**

GRACE VALORE
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 05-94807-1
MY APPT. EXPIRES SEPTEMBER 15, 2013

Notary Public

My Commission Expires:
Sept 15, 2013

State of Nevada County of Clark
Subscribed and sworn before me on 10/12/11 (Date)
Mark G. Allen
(Notary Signature)