WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/17/12 15:31 3 pgs
Fees:18.00 Taxes:481.00
20120217-0014301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 2.15.2012 (AFFIX SEAL)

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas M. Allen	Peoples Home Equity, Inc.	09605010900
(NAME)	(NAME)	
2816 Colonial Circle	213 Ward Circle	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Brentwood, TN 37027	
(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, BoCoy Investments, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas M. Allen [redacted]married, 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:

DMA JB

Tract 1: Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Colonial Village, of record in Book 1424, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 70 feet on the north side of Colonial Circle and runs back 272.94 feet on the easterly line and 275.94 feet on the westerly line to a dead line on which it measures 70.08 feet,

Tract 2: Being Lot No. 14 on the plan of Colonial Village as of record in Book 1424, Page 58, Register's Office for said County.

Said Lot No. 14 fronts 70 feet on the northerly said of Colonial Circle and runs back 272.94 feet, on the westerly line and 269.94 feet on the easterly line to a dead line measuring 70.08 feet thereon.

Being the same property conveyed to BoCoy Investments, Inc., by deed of record in Instrument No. 201110240082316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2816 Colonial Circle, Nashville, TN 37214
(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.

Witness my hand this 15th day of February, 2012.

BoCoy Investments, Inc.

By: _____
Jason Bockman, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Jason Bockman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of BoCoy Investments, Inc. and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2012.

Commission expires: 3/3/14

_____
Notary Public

Return to:

Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494

12-0019

Certificate of Authenticity

I, Julia A. Hirt, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.