BILL GARRETT, Davidson County
Trans:T20120018027 DEEDWARR
Recvd: 03/12/12 12:33 2 pgs
Fees:13.00 Taxes:588.30
20120312-0021265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 159,000.00

Affiant

Subscribed and sworn to before me, this 29th day of February, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, SUITE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARK D ALLEN AND JESSIE ALLEN	**PRIMARY RESIDENTIAL MORTGAGE, INC.**	**09304011800**
525 S 10TH ST	**4750 West Wiley Post Way**	
NASHVILLE, TN 37206	**Salt Lake City, UT 84116**	
		File: ST2012-0139

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 ACKNOWLEDGE, WE,

AMERICAN CONSULTING CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK ALLEN and JESSIE ALLEN, husband and wife

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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE MAP OF SHELBY HILLS, AS OF RECORD IN BOOK 3600, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 13 FRONTS 50 FEET ON THE EASTERLY SIDE OF SOUTH 10TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 205.12 FEET TO A LINE AT THE REAR ON WHICH IT MEASURES 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO AMERICAN CONSULTING CORPORATION BY SUBSTITUTE TRUSTEE'S DEED FROM PHILLIP JONES, SUBSTITUTE TRUSTEE DATED 08/26/11 AND RECORDED 09/01/11 IN INSTRUMENT NO. 20110902-0068418, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO DANYALE M SNEED BY WARRANTY DEED FROM EUNICE I HAGER, UNMARRIED DATED 02/28/97 AND RECORDED ON 03/04/97 IN BOOK 10367, PAGE 12, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 3600, Page 17, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 525 S 10TH ST, NASHVILLE, TN 37206.

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 in 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/our hand(s) this 29th day of February, 2012.

AMERICAN CONSULTING CORPORATION
BY: DALE HIRE, SECRETARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DALE HIRE, SECRETARY FOR AMERICAN CONSULTING CORPORATION, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of February, 2012.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013