RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $249,000.00. Affiant Subscribed and sworn to before me, this the 12th day of July, 2012. Notary Public My commission expires: June 21, 2016

TONYA BURRUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20120052746 DEEDWARR
Recvd: 07/18/12 08:53 2 pgs
Fees:13.00 Taxes:921.30
20120718-0062993

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Karen E. MacDonald Anissa L. Heady	Wells Fargo Bank, N.A.	
3901 Oxford St.	101 North Phillips Avenue	061-15-275
Nashville, TN 37216	Sioux Falls, SD 57104	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICK D. ALLEN AND WIFE, MOLLIE L. ALLEN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN E. MACDONALD, A SINGLE WOMAN, AND ANISSA L. HEADY, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 93 on the Map of M. N. Young's Inglewood Annex, as of record in Book 547, page 197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lots.

Being the same property conveyed to Patrick D. Allen and wife Mollie L. Allen by deed from Stewart Building Group, LLC of record in Instrument 200906260059784, Register's Office for Davidson County, Tennessee, dated June 25, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3901 Oxford St., Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of July, 2012.

Patrick D. Allen

Mollie L. Allen by Patrick D. Allen
as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick D. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of July, 2012.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2012, before me personally appeared Patrick D. Allen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mollie L. Allen as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Mollie L. Allen.

Witness my hand and seal this the 12th day of July, 2012.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY