WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00. &

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of January, 2013.

Notary Public

My Commission Expires: 10-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AT-20120191

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Boulevard, Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kristina M. Allen	SAME	086.02-0-036.00
6015 Cortez Court		
Hermitage, TN 37076		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Paul Kazanofski and William Little**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kristina M. Allen,** unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot Number 88 on the Plan of Dodson Heights Subdivision, of record in Plat Book 2900, Page 113, Registers Office for said County, to which reference is made for a more complete description

Being the same property conveyed to Paul Kazanofski and William Little from Federal National Mortgage Association by Cash Deed dated September 17, 2012 and recorded September 27, 2012 in Instrument #20120927-0087980, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 6015 Cortez Court, Hermitage, TN 37076.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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:T20130008987 DEEDWARR
Recvd: 02/01/13 10:47 2 pgs
Fees:13.00 Taxes:407.00

20130201-0010689

Witness my/our hand(s) this 15th day of January, 2013

Paul Kazanofski

William Little

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Paul Kazanofski William Little, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 15th day of January, 2013.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY