WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055894 DEEDWARR
Recvd: 07/01/13 15:31 2 pgs
Fees:13.00 Taxes:943.50
20130701-0067875

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rocco G. Gogliotti	Mortgage Investors Group	116-03-0F-005
(NAME)	(NAME)	
201 Westchase Drive	8320 East Walker Springs Ln #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Knoxville, TN 37923	
(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, C. CHRISTOPHER ALLEN AND, LORI K. ALLEN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY TO ROCCO G. GOGLIOTTI AND KATHRYN L. GOGLIOTTI, 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:

Land in Davidson County, Tennessee, being Unit No. 201, on the Horizontal Property Regime for Phase I, Westchase Condominium Apartments, as recorded in the Master Deed of record as Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380, Book 6866, page 362 and as in Plat Book 5200, page 578, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to C. CHRISOPHER ALLEN and wife, LORI K. ALLEN, by deed from ULYSSES G. BROWNING, of record as Instrument No. 20100527-0040949, dated May 26, 2010, said Register's Office

This conveyance is subject to: 2013 property taxes which are a lien but not yet due and payable; all matters appearing on the Horizontal Property Regime for Phase I, Westchase Condominium Apartments, as recorded in the Master Deed of record as Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380, Book 6866, page 362 and as in Plat Book 5200, page 578, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed; and any and all easements of record.

unimproved ☐

This is improved ☒ property, known as 201 Westchase Drive, Nashville, TN 37205
(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 our hands this 28th day of June, 2013.

C Christopher Allen
C. Christopher Allen

Lori K Allen by C Christopher Allen, her attorney in fact
Lori K. Allen
By: C. Christopher Allen, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. CHRISTOPHER ALLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of June, 2013

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. CHRISTOPHER ALLEN, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of LORI K. ALLEN, as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said LORI K. ALLEN.

Witness my hand and official seal at office, this 28th day of June, 2013.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14