Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1350

Davidson County DEEDWARR
Recvd: 09/24/13 10:39 3 pgs
Fees:18.00 Taxes:980.13
20130924-0100267

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew S. Wertz, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie H. Allen, and husband, William R. Allen**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 154 in Williams Addition to Edgefield, now East Nashville, of record in Book 21, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew S. Wertz, a single person, by deed from Rebecca L. Wingo, a single person, dated October 5, 2004, of record as Instrument No. 20041006-0120582 Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 618 Shelby Avenue, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of September, 2013.

Matthew S. Wertz by Stacey Haden,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2013, before me the undersigned, a Notary Public in and for said State and County, personally appeared before me this within named Stacey Haden, to me known (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument in behalf of Matthew S. Wertz, acknowledged that such person executed the same as the free act and deed of Matthew S. Wertz.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 264,900.00.

Affiant

Sworn and subscribed before me on this the 20th day of September, 2013.

Notary Public

My Commission Expires: 1/6/15

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Stephanie H. Allen 618 Shelby Avenue Nashville, TN 37206	RoundPoint Mortgage Co. 5032 Parkway Plaza Blvd. Ste. 100 Charlotte, NC 28217	93-4-45.00

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford 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.

John Cobb Rochford

State of Tennessee
County of Davidson

Personally appeared before me, Lindsey G. Boswell, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My commission expires: 8/23/14