WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140025867 DEEDWARR
Recvd: 04/16/14 15:15 2 pgs
Fees:13.00 Taxes:647.50

20140416-0031979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duane Gang	U.S. Bank N.A.	062-02-0-B-240.00 CO
(NAME)	(NAME)	
4549 Hawthorn Dr.	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Earth City, MO 63045	
(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, I, **Rena Reynolds Allgood, married, formerly known as Rena Reynolds,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Duane Gang and Laura E. Gang, 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 Lot No. 216 on the Final Plat of Abbington Park, Phase One – Section Five, Cluster Lot Development, of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rena Reynolds, an unmarried woman, by Warranty Deed from Cory P. Owen, unmarried, dated November 12, 2009, of record in Instrument No. 20091203-0110800, Register's Office for Davidson County, Tennessee.

Christopher D. Allgood, husband of Rena Reynolds Allgood, joins in the execution of this instrument for the purpose of conveying his interest, if any, in the above-described tract or parcel of land.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20060113-0005368; Restrictions of record in Instrument No. 20030213-0020075; Instrument No. 20060202-0012846; Instrument No. 20010402-0031520 and Instrument No. 20000720-0071648; By-Laws of record in Instrument No. 20030303-0027406; Articles of Incorporation/ Charter of record in Instrument No. 20030303-0027405; Easement of record in Instrument No. 20030109-0004246; Easement of record in Instrument No. 20060811-0098951; Easement of record in Book 2242, page 513; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4549 Hawthorn Dr., Nashville, TN 37214

(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 my hand this 14th day of April, 2014.

Rena Reynolds Allgood

Christopher D. Allgood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Rena Reynolds Allgood and Christopher D. Allgood, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of April, 2014.

Notary Public

My Commission Expires:

