WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043424 DEEDWARR
Recvd: 06/19/14 09:56 2 pgs
Fees:13.00 Taxes:186.85
20140619-0053501

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, TAHIRA J. PRATT, NOTARY PUBLIC FOR THE STATE OF TENNESSEE AND WILLIAMSON COUNTY, My Commission Expires 07-30-2017

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashun Jennings	Nashun Jennings	04312004100
(NAME)	(NAME)	
129 Eagan Circle	129 Eagan Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, Chad Roberts, as personal Representative of The Estate of Pamela Lee Allen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nashun Jennings, an unmarried man, 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:

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

Being Lot No. 40 of Block B, on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, Page 107, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Earl Greenwald, by deed of record in Instrument Number 20040317-0030362 Register's Office for Davidson County, Tennessee. David Earl Greenwald having died testate as evidenced by the last Will and testament of David Earl Greenwald of record in Book 20, page 182, Chancery Court for Robertson County, Tennessee and certified copy recorded in 20080602-0055759, register's office for Davidson County, Tennessee, as muniment of title. Per the last Will and testament of David Earl Greenwald, title was devised to his daughter Pam Allen as Personal Representative. The said Pam Allen AKA Pamela Lee Allen having since died, leaving the property vested in Chad Roberts, Personal Representative of the Estate of Pamela Lee Allen. The said Chad Roberts, as administrator/personal Reprehensive is signing pursuant to court order for the sale of the hereinabove property.

Subject to all matters as shown on Plan of Myatt-Eagan Subdivision of record in Book 1424, Page 107, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 129 Eagan Circle, Madison, TN 37115

(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 16 day of June, 2014.

The Estate of Pamela Lee Allen

BY: Chad Roberts
Its: Personal Representative

Personal Representative

STATE OF ~~TENNESSEE~~ Virginia
~~COUNTY OF WILLIAMSON~~ City of Norfolk

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chad Roberts with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the of The Estate of Pamela lee Allen and that he as such of Personal Representative executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin, Tennessee~~ Norfolk, Virginia this 16 day of June 2014.

Commission expires: 31 December, 2014

Notary Public

LISA OSBORN
NOTARY ID #300117
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2014