Davidson County DEEDWARR
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Fees:13.00 Taxes:481.74

20140718-0063950

WARRANTY DEED

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/19/2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Diana Vraney	New Owner	182060A11700CO
(NAME)	(NAME)	
7020 Legacy Drive	Same	
(ADDRESS)	(ADDRESS)	
Antioch 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty Thousand Two Hundred And No/100 Dollars ($130,200.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Matthew Allen**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Diana Vraney**, 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. 117, Section One, on the Plan of Old Hickory Hills of record in Instrument No. 200110230115382, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to Matthew Allen by Special Warranty Deed from JPMorgan Chase Bank by Residential Funding Corporation, as Attorney-in-Fact dated October 20, 2006 of record in Instrument No. 20061106-0137931, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7020 Legacy Drive, Antioch, TN 37013

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, has 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 14th day of July, 2014.

Matthew Allen by Angela Newman, Attorney in Fact
Matthew Allen By: Angela Newman, Attorney In Fact

Crystal Allen by Angela Newman, Attorney in Fact
Crystal Allen, by Angela Newman, Attorney In Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

On this 14TH day of July 2014, before me personally appeared Angela Newman, to me personally known or proved to me on the basis of satisfactory evidence to be the person described in, and who executed the foregoing instrument on behalf of Matthew Allen and Crystal Allen, as their duly appointed attorney in fact, and who acknowledged that she executed the same as the free act and deed of the said Matthew Allen and Crystal Allen. See Power of Attorney documents of record at Instruments No. 20140718-0063948 and 20140718-0063949 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal.

Notary Public

My Commission Expires: 08/29/2014

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss
Rebecca Moss

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

My Commission Expires: 12/18/17

GRN 148408