Return To: 14-0354
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140056942 DEEDWARR
Recvd: 08/05/14 10:25 2 pgs
Fees: 13.00 Taxes: 434.75
20140805-0070114

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-7-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Pahr	Christopher L. Pahr	03308009900
(NAME)	(NAME)	
131 Hardaway Drive	131 Hardaway Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141075

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, Edsel R. Allen Jr. and wife, Peggy J. Allen**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Christopher L. Pahr, an unmarried person and Dakota R. Bowen, an unmarried person**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 357 on the Plan of Gatewood, Section II, as of record in Book 3700, pages 144 and 145, Register's Office for said County, and described according to a survey of Southern Land & Associates, Inc., dated September 30, 1977 as follows:

BEGINNING at a point in the Northwesterly margin of Hardaway Drive, said point being 673 feet Southwesterly from Janette Avenue; thence with the said Northwesterly margin, Southerly 33° 7' West 75.0 feet; thence leaving said right of way with the line Northerly 56° 53' West 181.3 feet to a point; thence Northerly 35° 46' East 75.08 feet to a point; thence Southerly 56° 53' Southeasterly 177.8 feet to the point of beginning, containing 0.41 acres, more or less.

BEING all of the same property conveyed to Edsel R. Allen Jr. by Quitclaim Deed from Frances Lynn Allen Schubert, individually and as Executor of the Estate of Nancy Ward Allen, dated March 7, 2013 and filed of record in Instrument 20130321-0028235, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4179, page 488, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 131 Hardaway Drive, Goodlettsville, TN 37072

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of August, 2014.

Edsel R. Allen Jr.

Edsel R. Allen Jr.

Peggy R. Allen

Peggy R. Allen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Edsel R. Allen Jr. and wife, Peggy R. Allen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Edsel R. Allen Jr. and wife, Peggy R. Allen executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2014.

Commission expires: 9-21-15

Notary Public

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY