BILL GARRETT, Davidson County
Trans:T20140056983 DEEDWARR
Recvd: 08/05/14 11:28 2 pgs
Fees:13.00 Taxes:654.90

20140805-0070165

141-157

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr
Suite 400
Franklin, TN 37067

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN144414

WARRANTY DEED

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of July, 2014

NOTARY PUBLIC

My commission expires: My Commission Expires October 30, 2016

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Alice Hartlage 1801 Easton Court Nashville, TN, 37214	FHM Bank 50 Franklin St Clarksville TN 37040	10812029900

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Seven Thousand and 00/100 Dollars ($177,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROSS ALLEN, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CAROL ALICE HARTLAGE, SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 111, SECTION 7, TRAILWOOD, FIRST REVISION, as shown on plat of record in Plat Book 8250, Page 741, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ross Allen, unmarried, by Warranty Deed from Jon R. Rushing and wife, Suzanne R. Rushing, dated 7/29/2009, recorded 7/31/2009, of record in Instrument Number 20090731-0071645, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1801 Easton Court, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30 day of July, 2014.

ROSS ALLEN

STATE OF Florida
COUNTY OF Pasco

Personally appeared before me, a Notary Public, Ross Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of July, 2014.

Notary Public

Gertie Genier
Printed Notary Name

My commission expires: 01/27/2017

GERTIE GENIER
Notary Public - State of Florida
My Comm. Expires Jan 27, 2017
Commission # EE 860007
Bonded Through National Notary Assn.