WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071134 DEEDWARR
Recvd: 09/23/14 11:32 2 pgs
Fees:13.00 Taxes:802.90
20140923-0087233

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$217,000.00~~

Affiant

Subscribed and sworn to before me, this 11th day of September, 2014

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
mail: Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kari L. Allen	First Community Mortgage Inc.	172-12-0A
(NAME)	(NAME)	(MAP)
808 Cold Creek Trail	750 Old Hickory Blvd. Suite 262	022.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, William S. Rascoe and wife Carole A. Rascoe, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kari L. Allen and Jon C. Allen, wife and husband, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Section One, Bradford Hills, of record in Plat Book 7900, Pages 110 through 112, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William S. Rascoe and wife, Paula S. Rascoe by deed from Claridge Builders, Inc., of record in Book 8426, page 874, Register's Office for Davidson County, Tennessee, dated August 21, 1991 and recorded on August 23, 1991. (Value of consideration shown in aforementioned deed $108,900.00); and further

Being the same property conveyed to William S. Rascoe by Quitclaim Deed from Paula S. Rascoe, of record in Book 10267, page 440, Register's Office for Davidson County, Tennessee, dated November 21, 1996 and recorded on November 22, 1996. (Value of consideration shown in aforementioned deed $0.00.); and further

Being the same property conveyed to William S. Rascoe and Carole A. Lepine, husband and wife, by Tenants ByThe Entirety Deed from William S. Rascoe, of record in Book 11293, page 428, Register's Office for Davidson County, Tennessee, dated January 11, 1999 and recorded on January 12, 1999. (Value of consideration shown in aforementioned deed $0.00.); and further

Being the same property conveyed to William S. Rascoe and Carole A. Rascoe, husband and wife, as tenants by the entirety by Quitclaim Deed from William S. Rascoe and Carole A. Rascoe, formerly known as Carole A. Lepine, husband and wife, of record in Instrument No. 20060424-0046547, Register's Office for Davidson County, Tennessee, dated April 04, 2006 and recorded on April 24, 2006.

Being also known as 808 Cold Creek Trail, Nashville, TN 37211.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 808 Cold Creek Trail, Nashville, Tennessee 37211

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/our hand(s) this 22nd day of August, 2014.

William S. Rascoe

Carole A. Rascoe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William S. Rascoe; Carole A. Rascoe with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 22nd day of August, 2014.

Notary Public

My Commission Expires: 9/20/17

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY