WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140073472 DEEDWARR
Recvd: 09/30/14 14:17 2 pgs
Fees:13.00 Taxes:492.10
20140930-0090178

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of September, ~~2014~~

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Matthew Kearney and Jennifer Kearney	New Owner	148-12-0-033.00
(NAME)	(NAME)	
4706 Lori Drive		
(ADDRESS)	(ADDRESS)	
Antioch 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Three Thousand And No/100 Dollars ($133,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Corey Allen, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Kearney and Jennifer Kearney, husband and wife**, 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:

Being Lot No. 38 on the Plan of Lori Heights, as of record in Plat Book 3106, page 123, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Corey Allen and Machelle York by Warranty Deed from Laurie Ann Jackson Lyons of record in Instrument No. 20051025-0128736, Register's Office for Davidson County, Tennessee, The said Machelle York having quitclaimed to Corey Allen by Quitclaim Deed dated 11/27/2007 and filed of record in Instrument No. 20071219-0145644, Register's Office for Davidson County, Tennessee.

Phouangmaly Allen, spouse of Corey Allen, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

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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 4706 Lori 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 23rd day of September, 2014.

Corey Allen

Phouangmaly Allen

STATE OF Tennessee

County OF Rutherford

I, Carla Johson, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that **Corey Allen and Phouangmaly Allen** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd of September, 2014.

Notary Public

My Commission Expires: November 23, 2015

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-141195