Davidson County DEEDWARR
Recvd: 04/01/15 11:57 2 pgs
Fees:13.00 Taxes:526.68

20150401-0028185

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,345.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day March of 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Matthew C. Newman and Angela R. Newman, husband and wife	Embrace Home Loans, Inc.	141 06 0D 003.00
(NAME)	(NAME)	
3005 Harpeth Springs Drive	25 Enterprise Center	
(ADDRESS)	(ADDRESS)	
Nashville 37221	Newport, RI 02842	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Two Thousand Three Hundred Forty-Five And No/100 Dollars ($142,345.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Matt Allen aka Matthew V. Allen, a married man Crystal Allen, his wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew C. Newman and Angela R. Newman, 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:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew V. Allen, a married man and Crystal Allen, his wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated February 8, 2005 and recorded February 11, 2005 as Instrument No. 20050211-0016145, in said Register's Office for 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.

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unimproved ☐
This is improved ☒ property, known as 3005 Harpeth Springs Drive, Nashville, TN 37221

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 31st day of March, 2015.

Matt Allen a/k/a Matthew V. Allen by Chris Cantrell Attorney in Fact

Matt Allen aka Matthew V. Allen by Chris Cantrell, Attorney In Fact

Crystal Allen by Chris Cantrell Attorney in Fact

Crystal Allen by Chris Cantrell, Attorney In Fact

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Chris Cantrell , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Matt Allen aka Matthew Allen and Crystal Allen, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Matt Allen aka Matthew Allen and Crystal Allen, for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2015.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-151112

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 correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, 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.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018