WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150073936 DEEDWARR
Recvd: 08/31/15 14:17 2 pgs
Fees: 13.00 Taxes: 665.63
20150831-0088219

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of August, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Luke H. Allen and Crystal Allen	First Community Mortgage, Inc.	063 16 0B 034.00
(NAME)	(NAME)	
1653 Aaronwood Dr	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars ($179,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Edward Alan Bazel a/k/a Edward A. Bazel, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Luke H. Allen and Crystal Allen, 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. 125 on the Plan of Hampton Park (formerly Chitwood Downs, a planned unit development), of record in Plat Book 6900, Pages 550, 551 and 552, and certificate of correction in Book 7462, Page 445 and by an amendment to change name of record in Book 8181, Page 112, all of record in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Edward A. Bazel and Joanna L. Bazel from Fox Ridge Homes Incorporated herein by Deed dated March 24, 1995 and recorded in Book 9629 at Page 604.

Further Being the same property conveyed to Edward Alan Bazel from Joanna L. Bazel aka Joanna Louise Bazel by Quit Claim Deed dated April 27, 2000 recorded in August 17, 2000 in Instrument No. 200008170081549, in said Register's Office of Davidson County Tennessee.

Blythe Corbett, wife of Edward Alan Bazel, hereby joins in this conveyance and conveys any and all interest she may have in said property, including but not limited to marital interest

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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 1653 Aaronwood Dr, Old Hickory, TN 37138

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 27th day of August, 2015.

Edward Alan Bazel a/k/a Edward A. Bazel

Blythe Corbett

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Edward Alan Bazel and Blythe Corbett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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